WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY, TENN.

G-VRE-09-4505

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan G. Nemmers	Susan G. Nemmers	
4505 Harding Pike #112 (ADDRESS)	(NAME) 4505 Harding Pike #112 (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	116-3-B-112.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GAYLE S. JOHNSTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN G. NEMMERS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 112, ROYAL OAKS APARTMENTS, CONDOMINIUM APARTMENTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 45, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5282, PAGE 972, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH T. JOHNSTON AND WIFE, GAYLE S. JOHNSTON BY WARRANTY DEED FROM BUCHANAN REALTY COMPANY, INC., A TENNESSEE CORP., RECORDED ON THE 22ND DAY OF MAY, 1997 IN BOOK 10462, PAGE 978, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JOSEPH T. JOHNSTON HAVING SINCE DIED LEAVING GAYLE S. JOHNSTON AS SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 4505 Harding Pike #112, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of October, 2009.

Gayle S. Johnston by Margaret Johnson ATTY IN FACT

BILL GARRETT, Davidson County
Trans: T20090074944 DEEDWARR
Recvd: 11/03/09 13:35 2 pgs
Fees: 13.00 Taxes: 673.40

20091103-0101497

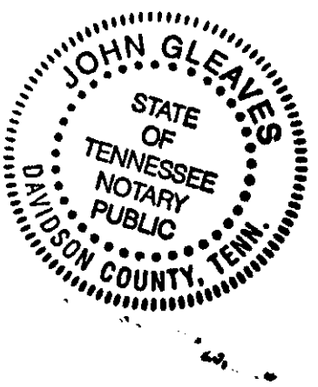
STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of October, 2009, before me personally appeared Margreete G. Johnston to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gayle S. Johnston and who acknowledged he/she/they executed the same as the free act and deed of the said Gayle S. Johnston.

Witness my hand and official seal, this the 29th day of October, 2009.

_____
Notary Public

My Commission Expires: 7-24-10



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903