

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 2009.

NOTARY PUBLIC: Susan Frensley Newton

MY COMMISSION EXPIRES: 11-14-2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Johnston 1256 Twelve Stones Crossing Goodlettsville, TN 37072	New Owner	Map 33 Parcel 220

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Joe Thomas Claud and wife, Peggy Nan Claud

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James E. Johnston, married

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

See Attached Exhibit A for legal description which is incorporated herein by reference hereof.

This conveyance is made subject to the following:

1) 2010 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6200, Page 900, Register's Office for Davidson County, Tennessee.
3)Property is subject to an easement for sanitary sewer to Metro Government of record in Book 7468, Page 569, said Register's Office.
4) Property is subject to an easement for access as set forth on the plat of record in Book 6200, Page 900, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **1100 Campbell Road, Goodlettsville, TN 37072**
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 Our hand(s) this 5th day of November, 2009.

Joe Thomas Claud

Joe Thomas Claud

Peggy Nan Claud

Peggy Nan Claud

BILL GARRETT, Davidson County
Trans:T20090076538 DEEDWARR
Recvd: 11/09/09 14:26 3 pgs
Fees:18.00 Taxes:980.50

20091109-0103637

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Joe Thomas Claud and wife, Peggy Nan Claud, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2009.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

LEGAL DESCRIPTION – EXHIBIT A

Property located in the 10th Civil District of Davidson County, Tennessee. Being Lot 1-B Resubdivision of revised Section One, Worrell Subdivision; being more particularly described as follows:

Beginning at an iron pin located in the northerly margin of Campbell Road, said pin being a common corner between Lot 1-A and Lot 1-B; thence with the northerly margin of Campbell Road North 89° 04' 11" West 50.00 feet to an iron pin, said iron pin being the most southeasterly corner of property owned by Old Center Church of Christ as of record in Book 3614, Page 283, Register's Office for Davidson County, Tennessee; and the most south west corner of the property described herein; thence leaving the northerly margin of Campbell Road and running with the east property line of Old Center Church of Christ the following two calls: North 1° 48' 33" East 272.21 feet; thence North 2° 14' 45" East 86.00 feet to an iron pin; said pin being the most northwesterly corner of the property as described herein: and a southwest corner of the Helen F. Walker property as of record in Book 5647, Page 777, Register's Office for Davidson County, Tennessee; thence along a south property line of the Helen F. Walker property the following two calls: South 59° 21' 50" East 178.36 feet, thence South 49° 35' 00" East 20.26 feet to an iron pin; said pin being a common corner of Lot 1-A and Lot 1-B; thence with the common property line between Lot 1-A and Lot 1-B the following three calls: South 46° 34' 58" West 160.09 feet; thence North 89° 04' 11" West 10.00 feet; thence South 1° 48' 33" West 145.00 feet to the point of beginning and containing 0.673 acres according to a survey dated 9-15-89 by David Bundren, Campbell Surveying Co., Inc.

Being the same property conveyed to Joe Thomas Claud and wife, Peggy Nan Claud by deed from John L. Gill, unmarried dated December 5, 1990 of record in Book 8252, Page 23, Register's Office for Davidson County, Tennessee.

PNC JTC