Bk 29

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE 17220U
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 2009.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/22/2010

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Patrick Lee Johnson	Send Tax Bills To: New Owner
(Name) 4312 Brush Hill Road	(Name)
(Street Address or Route Number) Nashville, TN 37216	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20090078172 DEEDWARR
Recvd: 11/17/09 12:34 3 pgs
Fees:18.00 Taxes:499.50
20091117-0105813

Map-Parcel Number(s): 06104014000

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, I/WE, Yvonne N. Johnson , Betty Jane Rushing, and, James Patrick Nicholson HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick Lee Johnson and wife, Roxanne M. Johnson 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:

LAND in Davidson County, Tennessee, being Lot No. 7 of Block 3 on the Plan of A. J. McGaughey's Haysboro Subdivision as of record in Book 547, pages 15 and 16, Register's Office for said County.

Said Lot No. 7 fronts 100 feet on the westerly side of Haysboro Drive and extends back 285 feet on the southerly line and 290 feet on the northerly line to the easterly margin of Brush Hill Road, measuring 100 feet thereon.

BEING the same property conveyed to James P. Nicholson by Quitclaim Deed from Halley Kimbrough Nicholson a/k/a Hallie Nicholson, a widow, dated August 14, 1995, and filed in Book 9762, page 525, said Register's Office. The said Hallie Kimbrough Nicholson having retained a life estate in said property. An ineffective quitclaim deed was prepared and recorded from James P. Nicholson to Hallie Kimbrough Nicholson, dated September 23, 1996, and recorded in Book 10199, page 963, said Register's Office. The said Hallie Kimbrough Nicholson having since died and an Affidavit of Inheritance and Will was recorded at Instrument No. 20080605-0057949, said Register's Office.
Quitclaim Deed from James P. Nicholson to Yvonne N. Johnson, Betty Jane Rushing and James Patrick Nicholdson, heirs to the estate of Hallie Kimbrough Nicholson, filed at Instrument No. 20091117-0105812, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 4312 Brush Hill Road, Nashville, TN 37216.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 12th day of November, 2009.

Seller

Yvonne N. Johnson

Betty Jane Rushing

James Patrick Nicholson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YVONNE N. JOHNSON and BETTY JANE RUSHING, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of November, 2009.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

17220U

STATE OF LOUISIANA
East Baton Rouge PARISH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Patrick Nicholson, the within named bargainor(s), with whom I am personally acquainted (or 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 and official seal at office, this the 4th day of November, 2009.

Notary Public

My Commission Expires:

DEBORAH GRAVES ROSS / NO. 10197
NOTARY PUBLIC
STATE OF LOUISIANA
MY COMMISSION IS FOR LIFE