WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100026920 DEEDWARR
Recvd: 05/05/10 15:26 2 pgs
Fees:13.00 Taxes:1054.50

20100505-0034261

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and Sworn to before me, this 30th day of April, 2010.

Notary Public

PHYLLIS KEENAN NOTARY PUBLIC DAVIDSON COUNTY STATE

My commission expires: 3-4-13

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Justin Michael Bryan 1006 Battery Lane Nashville, TN 37220	SAME	13209002300

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **McKinley Fred Johnson, III, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Laura Grace Gaskins, an unmarried person, and Justin Michael Bryan, an unmarried person**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, near Glendale Park, and being known as part of Lot No. 28 on the unrecorded subdivision of Zonaida Place, described according to a survey made by George W. Watkins, Surveyor, March 21, 1952, as follows:

Beginning in the center line of Battery Lane at the southwest corner of the property conveyed to Owen A. Allen and wife, by deed from W. G. Hirsig and wife, of record in Book 628, page 279, Register's Office for said county, said point being 216 feet west of the center line of Leland Lane; thence with said Allen's westerly line, North 3 deg. 15 min. East 407 feet to an iron pin; thence westwardly 107 feet to an iron pin; thence South 3 deg. 15 min. West 407 feet to the center line of said Battery Lane; thence with the center of same, eastwardly 107 feet to the beginning.

Being the same property conveyed to McKinley Fred Johnson, III by deed from Robert M. Hall and wife, Janice M. Hall, of record in Instrument No. 20091109-0103343, Register's Office for Davidson County, Tennessee.

Taxes for the year 2010 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 1006 Battery Lane, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hands this 30th day of April, 2010.

McKinley Fred Johnson III

McKinley Fred Johnson, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **McKinley Fred Johnson, III** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of April, 2010.

Phyllis Keeman

Notary Public

My Commission Expires: 3-4-13

PHYLLIS KEEMAN
NOTARY PUBLIC
DAVIDSON COUNTY