BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20100029389 DEEDWARR
Recvd: 05/17/10 10:38 3 pgs
Fees:18.00 Taxes:1180.30
20100517-0037653

ADDRESS NEW OWNER:

Christopher Campbell Johnson
3180 Parthenon Avenue, Apt. 104
Nashville, TN 37203

SEND TAX BILL:

New Owner

MORTGAGEE:
Cornelia D. Johnson Trowbridge
1000 Madison Drive
Mountain View, CA 94040

MAP AND PARCEL:
MAP 104 02 1C
PARCEL 301CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Vincenzo Sinatra and wife, Jacqueline Sinatra**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Christopher Campbell Johnson, umarried**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 101 of West Leigh Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070504- 0053848, Register s Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, properly, co-owners and tenants of West Leigh Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit B to said Declaration appearing as Instrument No. 20070504-0053848, and Bylaws appended thereto as Exhibit C , said Register s Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. Said Unit was formerly known as Unit 104 of the Kingsmont Court Condominium established under Master Deed of record as Instrument No. 20060526-0061923, as amended as Instrument No. 20070504-0053846, and superceded by the Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, of record as Instrument No. 20070504-0053848, Register s Office for said County.

Being the same property conveyed to VINCENZO SINATRA AND WIFE, JACQUELINE SINATRA, by deed from KINGSMONT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20080730-0077933, dated July 22, 2008, said Register's Office.

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) Restrictions as set out in the Installment Deed recorded in Book 616, page 79, Register's Office for Davidson, Tennessee, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons; (3) Easement in favor of the State of Tennessee recorded in Book 4744, page 385 and Book 5970, page 948, said Register's Office; (4) Subject to Right of Way for Water Mains of record in

Book 370, page 200, said Register's Office; (5) Master Deed of record as Instrument No. 20060526-0061923, as amended as Instrument No. 20070504-0053846, said Register's Office; (6) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20070504-0053848, said Register's Office; and (7) Joint Driveway Easement of record as Instrument No. 20060628-0077218, said Register's Office.

This is improved property known as 3180 Parthenon Avenue, Apt. 104, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 5th day of May, 2010.

Vincenzo Sinatra by Eric Johnson, Attorney-in-Fact*

Jacqueline Sinatra by Eric Johnson, Attorney-in-Fact*

*Pursuant to Power of Attorney of record in Inst. No. 20100517-0037652, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Eric Johnson, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Vincenzo Sinatra and Jacqueline Sinatra and who acknowledged that he executed the same as the free act and deed of Vincenzo Sinatra and Jacqueline Sinatra.

Witness my hand and official seal this 5th day of May, 2010.

Notary Public

My Commission Expires: 09/25/2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $319,000.00.

AFFIANT

Subscribed and sworn to before me
this 5 day of May, 2010.

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 1-9-12