WARRANTY DEED

R-VRE-10-2500

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,750.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-2-2011
(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin D. Williamson, Jr.	Regions Bank d/b/a Regions Mortgage	
2500 Ashwood Avenue	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Birmingham, AL 35244	104-15 34.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVEN P. JOHNSON AND SPOUSE, SHERI L. JOHNSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDWIN D. WILLIAMSON, JR. AND MELISSA M. SMITH, HUSBAND AND WIFE, 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 LOT NO. 67 ON THE PLAN OF SUNSET PARK SUBDIVISION OF RECORD IN PLAT BOOK 332, PAGE 132, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 67 FRONTS 87.4 FEET ON THE NORTHERLY MARGIN OF "A" STREET NOW KNOWN AS ASHWOOD AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES NORTHWARDLY ALONG THE WESTERLY MARGIN OF 24TH AVENUE OR FULLER AVENUE, NOW KNOWN AS 25TH AVENUE, TO A DEAD LINE IN THE REAR, MEASURING 89.3 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO STEVEN P. JOHNSON AND SPOUSE, SHERI L. JOHNSON BY WARRANTY DEED FROM PAT ALGER, UNMARRIED, RECORDED ON THE 26TH DAY OF MARCH, 1997 IN BOOK 10392, PAGE 142, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENT OF RECORD IN BOOK 332, PAGE 132; AND BOOK 10392, PAGE 556; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2500 Ashwood Avenue, Nashville, Tennessee 37212
(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.

BILL GARRETT, Davidson County
Trans:T20100044160 DEEDWARR
Recvd: 07/20/10 08:12 2 pgs
Fees:13.00 Taxes:1763.98
20100720-0056501

Witness my/our hand(s) this 15th day of July, 2010.

Steven P. Johnson

Sheri L. Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven P. Johnson and Sheri L. Johnson, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of July, 2010.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

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