Prepared by:

Kathleen H. Johnson

BILL GARRETT, Davidson County
Trans:T20100045227 DEEDWARR
Recvd: 07/23/10 13:58 2 pgs
Fees:12.00 Taxes:0.00
20100723-0057930

Tax / Parcel Identification Number: **133 10 0 007.00**

WARRANTY DEED

THIS WARRANTY DEED, executed this 19 day **of July, 2010**, by **Kathleen H. Johnson**, Grantor, with Grantor's tax/mailing address being **PO Box 2279, Atascadero, CA 93423**, to **RK Johnson Family Trust**, Grantee, with Grantee's tax/mailing address being **PO Box 2279, Atascadero, CA 93423.**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, That the Grantor, for good and valuable consideration and for the sum of **Ten Dollars ($10.00)** in hand paid, by Grantee, the receipt of which is hereby acknowledged, does hereby convey unto the Grantee all the right, title interest, lien equity and claim, either in law or in equity, which the Grantor has in and to the following described lot or parcel of land, situated in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, together with all improvements located thereon, subject to all easements, rights-of-way, mineral reservations of record and protective covenants, if any, to wit:

Previously referenced by deed dated **April 10, 1997** and filed Book **10413,** Page **962** of the Recorder of **Davidson** County.

Described as:
Lot 33, Leonard Heights
3712 Yelton Drive, Nashville, TN 37211

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR, for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that Grantor has the lawful right to sell and convey the said premises; that the premises are free from all encumbrances, unless otherwise noted herein; that Grantor forever warrants the title to said premises and will defend the title against all claims whatsoever.

THE PROPERTY BEING CONVEYED:
1. [X] is not a part of the homestead of Grantor, or
2. [ ] is a part of the homestead of Grantor;

and if Grantor is married, the conveyance is joined by both Husband and Wife.

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

9) Successor trustees: **A third party may rely on the authority of one or more trustees without proof of their succession.**

10) The Trust Identification No. is **415-86-6926**

11) Trust Assets shall be titled as: **RK Johnson Family Trust**

12) The trustees are authorized by the instrument to sell, convey, pledge, mortgage, lease, or transfer title, to any interest in real or personal property, except as limited by the following: **None.**

13) The trust instrument has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect.

14) Any person may rely upon this Certificate of Trust as proof of the existence of the Trust, and is relieved of any obligations or duty to verity that any transactions entered into by the Trustee(s) is consistent with the terms and conditions of the Trust.

15) This Certificate of Trust is executed as evidence of the existence of the Trust, the terms and conditions of which are incorporated herein by reference. By the terms of the Trust, in the event of the death, resignation, or incapacity of the primary Trustee(s), the Successor trustee(s) shall become acting trustee(s) without further act, bond, or order.

The Statements contained the Trust Certificate are true and correct and there is no other provisions in the trust instrument, or amendments to it, that limit the powers of the trustees to sell, convey, pledge, mortgage, lease, or transfer title to interests in real or personal property.

Date: 7/19/10

Signature of Trustee

Ronny D. Johnson

Signature of Trustee

Kathleen H. Johnson

STATE OF CALIFORNIA

COUNTY OF SAN LUIS OBISPO

On this 19 day of July, 2010, before me personally appeared **Ronny D. Johnson and Kathleen H. Johnson**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Notary Public

Printed Name: Katherine Cox

Commission Expires:
January 23, 2011

KATHERINE COX
Commission # 1716860
Notary Public - California
San Luis Obispo County
My Comm. Expires Jan 23, 2011