NEW OWNER:

JON PAUL JOHNSON
69 THOMPSON LANE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 10-0743

Map & Parcel 08306040300

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20100076062 DEEDWARR
Recvd: 12/02/10 13:43 3 pgs
Fees:18.00 Taxes:296.00
20101202-0096041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty Thousand and 00/100 Dollars ($80,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HERSCHEL E. BENT, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JON PAUL JOHNSON**, unmarried, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62 and the westerly 25 feet front and 24.6 feet rear of Lot No. 63 on the map of Rolling Acres, of record in Book 1130, Page 34, Register's Office for said County.

Said lot and part of said lot adjoin and front 115 feet on the northerly side of Hackberry Lane and run back 227.9 feet on the westerly line of Lot No. 62 and 162.8 feet more or less on the easterly line of a part of Lot No. 63, to the Fluty lot in the rear on which they measure 94.6 feet.

Being the same property conveyed unto HERSCHEL E. BENT and wife, NELL WAYDENE BENT, by virtue of a deed from J. H. Cherry, unmarried, dated 5/2/49, and recorded in Book 1715, Page 447, in the Register's Office for Davidson County, Tennessee. Nell Waydene Bent is deceased, vesting title in Herschel E. Bent as surviving tenant by the entirety.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **2017 HACKBERRY LANE, NASHVILLE, TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1130, Page 34, and any and all restrictions, existing roadways, easements and rights-of-way of record.

THIS PROPERTY is being purchased AS IS, WHERE IS.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 29th day of November, 2010.

HERSCHEL E. BENT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **HERSCHEL E. BENT**, 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 office this 29th day of November, 2010.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$80,000.00** .

AFFIANT

Sworn to and subscribed to before me this 29th day of November, 2010.

NOTARY PUBLIC

My commission expires: 