BILL GARRETT, Davidson County
Trans:T20100081580 DEEDWARR
Recvd: 12/29/10 09:34 3 pgs
Fees:18.00 Taxes:74.00
20101229-0103130

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
H. Keith Johnson and wife Nancy N. Johnson 1315 Saxon Drive Nashville, TN 37215	Same	Map 145-06-0 Parcel 050.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES GLENN EADEN** ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto **H. KEITH JOHNSON and wife, NANCY N. JOHNSON** ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being reserved Parcel C on the Plan of Hillmont Estates, Section Two, of record in Book 3700, page 130, Register's Office for Davidson County, Tennessee.

Said reserved Parcel C is described as follows: Beginning at a point in the Southwesterly corner of Lot No. 31; thence northeastwardly along the rear line of Lot No. 31, 15.0 feet to a point, said point being the Northwesterly corner of Lot No. 32; thence southwardly along the westerly line of Lot No. 32, 453.8 feet to a point; thence North 75° 8' West 91.0 feet to a concrete monument; thence north 0° 18' West 350.0 feet to a concrete monument; thence North 4° 11' East 70.0 feet to a point; being the southwesterly corner of Lot No. 31 and the point of beginning.

Being the same property conveyed to James Glenn Eaden by Deed of record in Book 4925, page 120, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

This is unimproved property located at Saxon Drive, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 2010 Taxes, a lien, now due and payable (Tax Parcel #145-6-50)

2. Subject to all matters shown on record in Plat Book 3700, Page 130, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 4145, page 8, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS my hand this 21 day of October, 2010.

James Glenn Eaden

JAMES GLENN EADEN

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, James Glenn Eaden, 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, at office, this 21 day of October, 2010.

Gina M. Davis

Notary Public

My Commission Expires: May 6, 2013

GINA M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $20,000.

Affiant

Sworn to and subscribed before me this 21 day of October, 2010.

Notary Public

My Commission Expires: 5/8/12

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