mail to

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

(3)



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Casey Brewington
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2011.

NOTARY PUBLIC

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney, 201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Douglas R. Johnson and Jennifer Lea Mullins 1164 Greenland Ave Nashville, TN 37216	SAME	061-12-0-204.00

BILL GARRETT, Davidson County
Trans:T20110019173 DEEDWARR
Recvd: 04/01/11 13:46 4 pgs
Fees:18.00 Taxes:499.50
20110401-0025195

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CECIL WOOD WINGFIELD, DAVID WAYNE WINGFIELD AND RICHARD PAUL WINGFIELD

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

DOUGLAS R. JOHNSON, UNMARRIED AND JENNIFER LEA MULLINS, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson in County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 32 and the westerly 65 feet of Lot No. 34 on the Plan of the Subdivision of part of the Greenland Tract, as of record in Book 421, page 40, Register's Office for said County.

Said part of Lot Nos. 32 and 34 adjoin and front together 115 feet on the southerly side of Greenland Avenue and run back between parallel lines 415 feet to a dead line.

Being the same property conveyed to Cecil Gilbert Wingfield and wife, Nina Wood Wingfield, by deed from Walter C. Bacigalupo and wife, Mary Ruth Bacigalupo, of record in Book 4782, page 657, dated February 22, 1974, Register's Office of Davidson County, Tennessee. The said Cecil G. Wingfield having predeceased Nina Wood Wingfield on or about April 7, 2002. The said Nina Carolyn Wingfield a/k/a Nina Wood Winfield having died on or about March 17, 2008. The Will of Nina Carolyn Wingfield a/k/a Nina Wood Wingfield of record in Volume 08P-1838, Davidson County Probate Court Clerk's Office devised subject property to Cecil Wood Wingfield, David Wayne Wingfield and Richard Paul Wingfield.

This improved property is known as 1164 Greenland Avenue, Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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.

Witness our hands this 29th day of March, 2011.

Cecil Wood Wingfield by David Wayne Wingfield,
his Attorney-In-Fact

David Wayne Wingfield

Richard Paul Wingfield by David Wayne Wingfield,
his Attorney-In-Fact

David Wayne Wingfield, Executor of the
Estate of Nina Carolyn Wingfield

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David Wayne Wingfield, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cecil Wood Wingfield, and who acknowledged that he executed the same as the free act and deed of Cecil Wood Wingfield.

Witness my had and official seat at office, this 29th day of March, 2011.

Brandy K. Gomaz
NOTARY PUBLIC

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

My Commission Expires: _____

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David Wayne Wingfield, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of March, 2011.

Brandy K. Gomaz
NOTARY PUBLIC

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

My commission expires: _____

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David Wayne Wingfield, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard Paul Wingfield, and who acknowledged that he executed the same as the free act and deed of Richard Paul Wingfield.

Witness my had and official seat at office, this 29th day of March, 2011.

Brandy K. Gomaz
NOTARY PUBLIC

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

My Commission Expires: _____

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David Wayne Wingfield, Executor of the Estate of Nina Carolyn Wingfield, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of March, 2011.

Brandy K. Gomaz
NOTARY PUBLIC

My commission expires: _____

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013