WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110034520 DEEDWARR
Recvd: 06/09/11 10:31 2 pgs
Fees:13.00 Taxes:185.00
20110609-0044171

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 12/21/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HAROLD G. JOHNSON	SAME	MAP 156-05 PAR 3
(NAME)	(NAME)	
1214 TEMPLE CREST DRIVE		
(ADDRESS)	(ADDRESS)	
FRANKLIN, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROY F. PEARSON, and wife, EDNA H. PEARSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAROLD G. JOHNSON AND MARIJANA LUCIC, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 773 on the Plan of Section Four, Harpeth Woods, of record in Book 5200, page 560, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to ROY F. PEARSON, and wife, EDNA H. PEARSON by deed of record in Instrument No. 20090622-0058120, Register's Office for Davidson County, Tennessee.

Grantees herein agree to assume and pay the 2011 Real Property Taxes for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 983 BEECH BEND DRIVE, NASHVILLE, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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, 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 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 6th day of June, 2011

ROY F. PEARSON

EDNA H. PEARSON

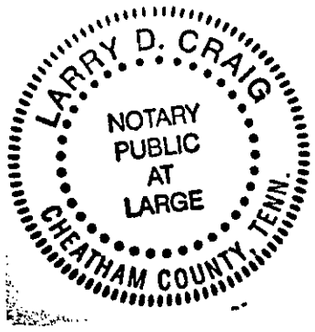
STATE OF TENNESSEE

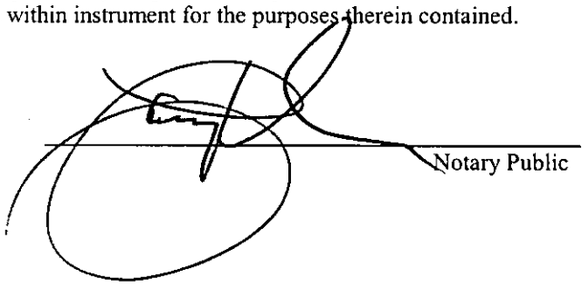
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, ROY F. PEARSON, and wife, EDNA H. PEARSON the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of June, 2011.

Commission expires: 12-21-2011





Notary Public