BILL GARRETT, Davidson County
Trans:T20110035497 DEEDWARR
Recvd: 06/14/11 13:09 3 pgs
Fees:18.00 Taxes:284.90
20110614-0045511

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
JON PAUL JOHNSON
69 Thompson Lane
Nashville, TN 37211

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 061-16-0302.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SEVENTY-SEVEN THOUSAND AND NO/100 ($77,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **EULA H. CRAIN, TRUSTEE OF THE ROY F. CRAIN AND EULA H. CRAIN TRUST**, have this day bargained and sold and by these presents do hereby transfer and convey unto **JON PAUL JOHNSON**, his heirs and assigns, the following described lot or parcel situated in Davidson County, Tennessee, as follows:

TRACT NO. 1: Land in Davidson County, Tennessee, being Lot No. 53 of BLOCK "D" on the Plan of Subdivision of Sunnymeade Unit No. 2 as of record in Book 974, page 56 and 57, Register's Office for said County.

SAID Lot No. 53 fronts 50 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

TRACT NO. 2: Land in Davidson County, Tennessee, being Lot No. 54 of BLOCK "D" on the plan of the Subdivision of Sunnymeade, Unit No. 2 as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 54 fronts 50 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Roy F. Crain and wife, Eula Hall Crain by deed from Jacob Lester Snavely and wife, Willie Kathryn Snavely by deed of record in Book 2495, page 423, Register's Office of Davidson County, Tennessee. By deed of record in Book 9500, page 920, said Register's Office, Roy F. Crain and wife, Eula Hall Crain quitclaimed said property to Roy F. Crain and Eula H. Crain Trust. For further reference see Correction Deed from Eula H. Crain to Roy F. Crain and wife, Eula H. Crain Trust of record as Instrument # 20110614-0045510 said Register's Office.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above-described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2011 real estate taxes which are to be assumed by the GRANTEE, applicable zoning and building regulations and permits and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my successors and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

WITNESS my hand this the 2 day of June, 2011.

X Eula H. Crain X _____

EULA H. CRAIN TRUSTEE OF THE ROY F. CRAIN AND EULA H. CRAIN TRUST

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **EULA H. CRAIN, TRUSTEE OF THE ROY F. CRAIN AND EULA H. CRAIN TRUST**, the 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 and official seal at Gallatin, Tennessee on this the 2 day of June, 2011.

_____
NOTARY PUBLIC

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 6-19-2012

MY COMMISSION EXPIRES: 6-19-12

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$77,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 2nd day of June, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-19-12

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 6-19-2012