BILL GARRETT, Davidson County
Trans:T20110054846 DEEDWARR
Recvd: 09/06/11 09:33 2 pgs
Fees:13.00 Taxes:1572.50
20110906-0068645

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and Sworn to before me, this 2nd day of September, 2011.

Notary Public

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3-4-13

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Victor S. Johnson, III 134 Prospect Hill Nashville TN 37205	SAME	13011004200

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John Pearson,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Victor S. Johnson, III and wife Mary Leyden Johnson**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being Lot No. 12 of Block "A" on the unrecorded subdivision of Tyne Meade, Section No. 2, described according to a survey made by Z. J. Wilkinson, surveyor, and further described in the deed of record in Book 5059, page 806, said Register's Office as follows:

Beginning on the easterly margin of Lynnwood Boulevard at the corner of Lot Nos. 11 and 12; thence with said Boulevard, southwardly 125 feet to the beginning of a curve; thence around said curve, southeastwardly 39.3 feet to the northerly margin of Wayland Drive; thence with said margin, eastwardly 225 feet; thence at right angles, northwardly 150 feet to the corner of Lot Nos. 11 and 12; thence with the line between said two lots, westwardly 250 feet to the beginning.

Being the same property conveyed to John Pearson by deed from R. T. Trammell of record in Instrument No. 20020903-0106114, Register's Office for Davidson County, Tennessee. This is investment property and spouse of Grantor has no interest in said property and never resided in said property.

Taxes for the year 2011 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 804 Lynnwood Blvd., Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 30th day of August, 2011.

John Pearson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **John Pearson** 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 and official seal at Brentwood, Tennessee, this 30th day of August, 2011.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY