THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $6,000.00.

x [signature]
Affiant

Sworn to and subscribed before me this 17 day of February, 2012.

[signature]
NOTARY PUBLIC

My Commission Expires: 5-20-14

ROBERT F. SPANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20120012956 DEEDWARR
Recvd: 02/22/12 12:19 2 pgs
Fees:13.00 Taxes:22.20
20120222-0015302

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Mike Johnson	Same	Map81-11
3200 Holland Lane		Parcel 314
Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John N. Sowell and wife, Mattie L. Sowell**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Mike Johnson**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the north 33 1/3 feet of Lot No. 291 on the Map of D. T. McGavock and Others Addition, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.
>
> Said part of said lot fronts 33 1/3 feet on the easterly side of 16th Avenue, North, and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to John N. Sowell and wife, Mattie L. Sowell by deed from Larry K. Hale, a single person. by deed of record in Book 6190, page 151, Register's Office for Davidson County, Tennessee

This is property known as 1740 16th Avenue, North, Nashville, TN 37208

Parties acknowledge that this is fire-damaged property and is sold and accepted AS IS and WHERE IS with no warranties made by Grantor as to the physical condition of the property.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this 17th day of February, 2012.

John N. Sowell
JOHN N. SOWELL

Mattie L. Sowell
MATTIE L. SOWELL

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **John N. Sowell and wife, Mattie L. Sowell**, the Bargainer, with whom I am personally acquainted, (or proved to me 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 17th day of February, 2012.

ROBERT F. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14