WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $248,500.00

Nancy Enoch
Affiant

Subscribed and Sworn to before me, this 2nd day of March, 2012.

Priscilla C. Urbanek
Notary Public

My commission expires:
May 8, 2012

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

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:
Cecil Rowan Millar 1002 Battery Lane Nashville, TN 37220	New owner	13209002200

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, **McKinley Fred Johnson, III, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Cecil Rowan Millar,** unmarried 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 Davidson County, Tennessee, being Lot No. 1, as shown on the unrecorded plat of Mrs. O. A. Allen's Subdivision of the Hirsig Tract, made by W. D. Southgate, surveyor, as follows:

Beginning at a point in the center of Battery Lane, formerly Battery Road, at the intersection of Lealand Lane; thence North 2 degrees, 30 minutes, 30 feet East with the center line of Lealand Lane 250 feet to a point; thence North 86 degrees, 30 feet West 217.3 feet to a point; thence South 3 degrees 13 feet West 250 feet to a point in the center of Battery Lane, the Southwest corner of Lot No. 1; thence with the center of said Battery Lane, South 86 degrees, 30 feet, East 220 feet to the point of beginning.

Being the same property conveyed to McKinley Fred Johnson, III by deed from GreenBank of record in Instrument No. 20080916-0094791, Register's Office for Davidson County, Tennessee.

Taxes for the year 20112 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 1002 Battery Lane, Nashville, TN 37220.

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.

BILL GARRETT, Davidson County
Trans:T20120017936 DEEDWARR
Recvd: 03/12/12 10:27 2 pgs
Fees:13.00 Taxes:919.45
20120312-0021136

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 2nd day of March, 2012.

McKinley Fred Johnson, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **McKinley Fred Johnson, III** 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 Nashville, Tennessee, this 2nd day of March, 2012.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY