BILL GARRETT, Davidson County
Trans:T20120032330 DEEDWARR
Recvd: 05/02/12 16:10 2 pgs
Fees:13.00 Taxes:185.00
20120502-0037835

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013	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 1st day of May, 2012. Notary Public My commission expires: July 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eugene Nelson	New Owner	
3701 Meadowbrook Ave.		091-06-297
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WALTER FLOYD JOHNSON AND WIFE, MARY ANN JOHNSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EUGENE NELSON, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS 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 the easterly 50 feet of the westerly 230.8 feet front of Lot No. 1517 and the easterly 11 feet of Lot 1517 and the westerly 7 feet of Lot 1515 rear on the Map of Extension of Plan No. 1 West Nashville, Block 200 of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a stake in the northerly margin of Morrow Road, said stake being located North 59 degrees 20' West 17 feet from the intersection of the northerly margin of Kentucky Avenue and Morrow Road, running thence with the northerly margin of Morrow Road North 59 degrees 30' West 50 feet to a stake, thence North 22 degrees east 121.8 feet to a stake in the southerly margin of a 25 foot alley, said stake being located south 85 degrees west 11 feet from the original corner of Lots 1515 and 1517, running thence N. north 85 degrees east 18 feet with the southerly margin of said 25 foot alley to a stake, said stake being located south 85 degrees west 18 feet from the original lot corner of Lots 1513 and 1517, running thence south 9 degrees west 143.8 feet to the point of beginning, crossing the original lot line of Lots 1515-1517 at 36.8 feet, more or less.

All in accordance with survey and plat by Norris H. Hickerson dated September 4, 1953.

Being the same property conveyed to Walter F. Johnson and wife Mary Ann Johnson by deed from William Ray Walker and wife Linda Walker of record in Book 6128, page 783, Register's Office for Davidson County, Tennessee, dated August 30, 1983.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5612 Morrow Rd., Nashville, TN 37209.

SEE AFFIDAVIT RECORDED AT INSTRUMENT 20120502-0037834

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of May, 2012.

Walter Floyd Johnson by Connie Johnson Gwinn

Walter Floyd Johnson, by Connie Johnson Gwinn, his attorney in fact

Mary Ann Johnson by Connie Johnson Gwinn

Mary Ann Johnson, by Connie Johnson Gwinn, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Connie Johnson Gwinn, attorney in fact for Walter Floyd Johnson and Mary Ann Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 1st day of May, 2012.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013