NEW OWNER:

Johnny James Mann
5944 S. New Hope Road
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

Map 098
Group 00-0
Parcel 009.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0075

BILL GARRETT, Davidson County
Trans:T20120037958 DEEDWARR
Recvd: 05/23/12 12:00 3 pgs
Fees:18.00 Taxes:462.13
20120523-0044739

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty Four Thousand Nine Hundred and 00/100 Dollars ($124,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JIMMY COMER AND BOBBY BEADLE , tenants in common** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHNNY JAMES MANN unmarried,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 11th day of May, 2012.

JIMMY COMER

BOBBY BEADLE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JIMMY COMER AND BOBBY BEADLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 11th day of May, 2012.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$124,900.00.**

AFFIANT

Sworn to and subscribed to before me this 11th day of May, 2012.

NOTARY PUBLIC

My commission expires: 3/28/2016

"Exhibit A"

Land located in Nashville, Davidson County, Tennessee, and described according to a survey by R. L. Montoya-Land Surveying, dated October 26, 1982, as follows:

Beginning at a point in the center line of a T.V.A. easement at the west margin of New Hope Road as presently located, said point being approximately 2800 feet north from the intersection of Bell Road and New Hope Road; thence, leaving said west margin along the center line of the T.V.A. easement south 70 deg. 00 min. 20 sec. west 191.11 feet to an iron pin, said point being the northeast corner of Lot No. 295 Lake Park, Section 4-A as recorded in Plat Book 5190, Page 52, Register's Office for said County, and the southeast corner of Lot No. 214-A on the Plan of the Resubdivision of Lake Park, Section 4, as recorded in Plat Book 5190, Page 15, Register's Office for said County; thence, along the east line of Lot No. 214-A north 19 deg. 17 min. 29 sec. west 192.25 feet to a concrete monument; thence, along the north line of this tract and with a rock wall and fence north 84 deg. 14 min. 36 sec. east 187.38 feet to an iron pin in the west margin of New Hope Road; thence, with said margin with a curve to the left, radius = 1118.84 feet, a distance of 146.43 feet, the cord having a bearing of south 22 deg. 47 min. 11 sec. east 146.33 feet to the point of beginning, containing 31,244 square feet 0.72 acres, more or less.

Note: Underlined portion of the above legal description was mistakenly omitted from Grantor's Deed of record in Instrument No. 20111013-0079660.

Being the same property conveyed to Jimmy Comer and Bobby Beadle by Deed from US Bank National Association, as Trustee of record in Instrument No. 20111013-0079660, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Johnny James Mann by deed of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.