This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #21307.2012

Davidson County DEEDWARR
Recvd: 06/08/12 15:40 6 pgs
Fees:33.00 Taxes:101.75
20120608-0050430

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
M&J Partnership c/o 1019 Millwood Ave. Ashland City, TN 37015	Same	060 16 0 206.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William K. Johnson, unmarried**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **M & J Partnership, a Tennessee General Partnership** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Resubdivision of Reserve Parcel "B" Shepardwood Subdivision, Section 1, of record in Instrument Number 20040218-0018378, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William K. Johnson, single by Deed from Homesales, Inc. of record in 20110307-0018054, Register's Office of Davidson County, Tennessee.

Also being conveyed is a 2003 Fleetwood Trailer, Model Number 0764F, Serial Number TNFL227A57508CY/TNFL227857508CT12 which is affixed to the land. See Affidavit of Affixation attached hereto.

SUBJECT TO THE FOLLOWING:

1. 2012 taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Instrument Number 20040218-0018378, said Register's Office.

5. Restrictive Covenants of record in Book 4361, Page 11; Book 7910, Page 855 and re-recorded in Book 9471, Page 372, said Register's Office.

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, its successors and assigns, forever;

AND I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 2801 Oakwood Avenue, Nashville, Tennessee 37207.

Executed on this 8th day of June, 2012.

William K. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, William K. Johnson, 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 this 8th day of June, 2012.

Michelle W. Locke
Notary Public

My Commission Expires: 10/20/13

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

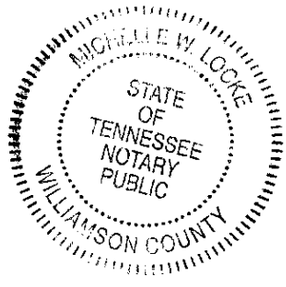
The actual consideration or value, whichever is greater, for this transfer is $27,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 8th day of June, 2012.

Notary Public

My Commission Expires: 10/20/13



AFFIDAVIT OF AFFIXATION

MANUFACTURED HOME

State of Tennessee
County of Williamson

Before me, the undersigned notary public, on this day personally appeared, William K. Johnson known to me or satisfactorily proven to be the person whose name is subscribed below (as a Homeowner) and who, being by me first duly sworn, did on his oath state as follows:

1. Homeowner owns the manufactured home described as follows:

   2003 Fleetwood, Model 0764F, Serial # TNFL227A57508CY12/TNFL227B57508CY12

2. The Home is or will be located on the Property Address of 2801 Oakwood Avenue, Nashville, Tennessee 37207.

3. The legal Description of the real property where the Home is or will be permanently located is:

   Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Resubdivision of Reserve Parcel "B" Shepardwood Subdivision, Section 1, of record in Instrument Number 20040218-0018378, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

4. The Homeowner executing below is the only legal owner of the real property to which the Home has become permanently affixed.

5. The Home shall be assessed and taxed as an improvement to the land.

6. Check one:

   _____ The home bears permit decal number _____ (appearing in the inside cover of the electrical box for the Home) indicating that the Home has been set up in accordance with the Uniform Standards Code (Tennessee Code Annotated Section 68-126-406) or;

   __✓__ (1) All permits required by applicable governmental authorities have been obtained;

   (2) The foundation system for the Home complies with all laws, rules, regulations and codes and manufacturer's specifications applicable to the manufactured home becoming a permanent structure upon the real property; and

   (3) The wheels and axles have been removed.

7. The Home is permanently connected to a septic or sewer system and other utilities such as electricity, water and gas.

8. The Home is subject to the following interests (each, a Security Interest):

None

9. Other than those disclosed in this Affidavit, the Homeowner is not aware of (i) any other claim, lien or encumbrance affecting the Home; (ii) any facts or information known to the Homeowner that could reasonably affect the validity of the Homeowner's title to the Home or the existence or non-existence of security interests in the Home.

This Affidavit is executed by the Homeowner pursuant to applicable state law and shall be recorded in the real property records in the County in which the Home is located.

Further Affiant sayeth not.

William K. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, William K. Johnson, 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 this 8th day of June, 2012.

Notary Public

My Commission Expires: 10/20/13

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 10/20/2013

