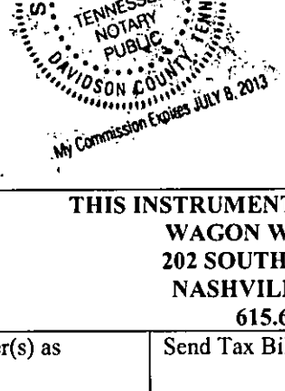
Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $30,000.00. Affiant Subscribed and sworn to before me, this the 6th day of March, 2013. Notary Public My commission expires: 7-8-13

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 Avenue		091-06-0-192
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, **JAMES D. JOHNSON AND WIFE BRENDA J. JOHNSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EUGENE NELSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the southerly 75 feet of Lot Nos. 1522 and 1524, Block 47 on the Plan of Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said lots adjoin and front together 75 feet on the easterly side of 57th Avenue North and run back between parallel lines, 60 feet, along the north margin of the first alley south of California Avenue, to the west line of Lot No. 1520.Being the same property conveyed to James D. Johnson and wife, Brenda J. Johnson by Quitclaim Deed from James T. Johnson, unmarried of record in Instrument Number 20001219-0124393, in the Register's Office for Davidson County, Tennessee, dated December 18, 2000, recorded December 19, 2000.

Being the same property conveyed to James T. Johnson and wife, Bernice C. Johnson by Warranty Deed from Catherine Sullivan of record in Book 9595, Page 731, in the Register's Office for Davidson County, Tennessee, dated February 14, 1995, recorded February 15, 1995. Said Bernice C. Johnson having since died.

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 1502 57th Ave. North, Nashville, TN 37209.

BILL GARRETT, Davidson County
Trans:T20130019775 DEEDWARR
Recvd: 03/11/13 15:04 2 pgs
Fees:13.00 Taxes:111.00
20130311-0024133

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 6th day of March, 2013.

James D. Johnson

Brenda J. Johnson

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 James D. Johnson and Brenda J. 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 6th day of March, 2013.

Notary Public

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