BILL GARRETT, Davidson County
Trans:T20130045830 DEEDWARR
Recvd: 06/03/13 11:41 4 pgs
Fees:23.00 Taxes:333.00

20130603-0055555

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $90,000.00. Venk Mani Affiant Subscribed and sworn to before me, this 31st day of May, 2013. Notary Public My Commission Expires: 6/21/16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Address New Owner As Follows: Venk Mani and wife, Usha R. Mani 207 Forrest Hills Drive Dickson, TN 37055	Send Tax Bills To: SAME	Map-Parcel Number: 114-00-0-179.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIRK P. JOHNSON AND ERIC P. JOHNSON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **VENK MANI AND WIFE, USHA R. MANI,** , hereinafter called the Grantees,

their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 22nd Councilmanic District of Nashville, Davidson County, Tennessee, being the same land conveyed in Instrument No. 20091201-0110028, Register's Office for said County and more particularly described as follows:

Beginning in the west right of way of Old Hickory Boulevard, also known as State Route 251, approximately 0.42 mile south of the intersection of said Old Hickory Boulevard and Interstate 40;
Thence continuing with said west right of way S 4° 01' 03" E, 266.71 feet;
Thence S 3° 07' 08" E, 70.84 feet to the north line of Venk Mani, recorded in Instrument No. 20060324-0033810, R.O.D.C.;
Thence leaving said right of way S 82° 03' 03" W, 207.83 feet to an iron pin in the east line of the Belle Valley Apartments;
Thence along said east line N 21° 09' 01" E, 289.47 feet to an iron pin;
Thence N 38° 31' 34" E, 47.04 feet to a 30" tree;
Thence N 38° 35' 58" E, 74.65 feet to the point of beginning and containing 0.92 acre, more or less, and described according to a survey by Patrick S. Coode, Registered Land Surveyor, Tennessee No. 855, 144 Spring Valley Road, Nashville, TN 37214, File No. 212-015, dated February 27, 2012.

Being the same property conveyed to Kirk P. Johnson, as to a three-fourths (3/4) undivided interest and Eric P. Johnson, as to a one-fourth (1/4) undivided interest, of record in Instrument No. 20091201-0110028, Register's Office for Davidson County, Tennessee, and by Corrective Quitclaim Deed of record in Instrument No. 20130603-0055554, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of either of the Grantors.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Title to that portion of the premises embraced within the bounds of any roads, streets or highways.

This is unimproved property known as: **573 Old Hickory Boulevard, Nashville, TN 37209.**

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, his heirs and assigns, forever; and we covenant with the said Grantee that 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of May, 2013.

Kirk P. Johnson

Eric P. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KIRK P. JOHNSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 2013.

Notary Public

My Commission Expires: 6/21/16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

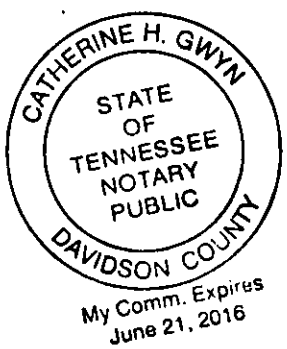
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIC P. JOHNSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 2013

Catherine H. Gwyn
Notary Public



My Commission Expires: 6/21/16