THIS INSTRUMENT WAS PREPARED BY:

J. STEPHEN MILLS (#019835)
Attorney at Law
Suite A
3353 Union Hill Road
Post Office Box 489
Joelton, Tennessee 37080

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: JAMES ANDREW JOHNSON, STEPHANIE LEE JOHNSON SMALLEY, RACHEL DENISE JOHNSON ABENDROTH, 7870 Ridgewood Rd., Goodlettsville, Tennessee, 37072

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: JAMES A. JOHNSON, 7870 Ridgewood Rd., Goodlettsville, Tennessee, 37072

MAP & PARCEL NO: Map 09 Parcel 154

Whereas, James A. Johnson and wife, Lottie Morehead Johnson, were vested with certain real property located at 7874 Ridgewood Road, Goodlettsville, Davidson County, Tennessee, as evidenced of record in Deed Book 5952, Page 398, Register's Office for Davidson County, Tennessee; and

Whereas, Lottie Morehead Johnson , is now deceased; and

NOW, THEREFORE, For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **JAMES A. JOHNSON**, hereinafter referred to as the Grantor, reserving in myself an estate for and during my natural life, has bargained and sold, and by these presents do hereby transfer and convey unto **JAMES ANDREW JOHNSON, STEPHANIE LEE JOHNSON SMALLEY, RACHEL DENISE JOHNSON ABENDROTH,** their heirs and assigns, hereinafter referred to as Grantees, a fee simple remainder interest at my death in certain tracts or parcels of land situated in the 14th Civil District, of Davidson County, Tennessee, and more particularly described as follows:

> Being in the 14th Civil District of said County and beginning at a point in the southwesterly margin of the property conveyed to grantors by deed from Stephanie Clouse, Trustee, of Record in Deed Book 5952, page 398, Register's Office for said County; thence North 3 Degrees 1,225 feet, more or less, to a point; thence South 72 Degrees 15' East, 149 feet to a point; thence North 70 Degrees 15' East , 240 to a point; thence in a southerly direction 1,150 feet, more or less to a point in the center of a private road and a point in the southerly line of the property conveyed to grantors by deed from Stephanie Clouse, Trustee, of record in Book 5952, page 398, Register's Office for said County; thence with said line South 67 Degrees West 250 feet, more or less to the point of beginning and containing 7.0 acres, more or less.

This is unimproved property known as 7874 Ridgewood Road, Goodlettsville, Davidson County, Tennessee.

Being part of the same property conveyed to James A. Johnson and wife , Lotttie Morehead Johnson, by deed from Stephanie Clouse, Trustee, of record in Book 7142, page 560, Register's Office for Davidson County, Tennessee.

Together with a permanent or perpetual easement or right-of-way for egress, ingress and regress, said easement or right-of-way for the common use and benefit of the three tracts of land owned by grantors which adjoin said easement or right-of-way, described as follows:

> Beginning at a point in the northeasterly margin of Ridgewood Road said point being South 50 Degrees East, 250.00 feet, more or less from the southwesterly corner of the property conveyed to grantors by deed from George H. Paradise and wife, of record in Book 4063, page 896, said Register's Office; thence North 3 Degrees East, 1,250 feet, more or less, to a point in the southerly margin of the property conveyed by deed from Stephanie Clouse, trustee, of record in Book 5952, page 398, said Register's Office; thence North 67 Degrees East, 50.00 feet to a point; thence South 3 Degrees West, 1,250 feet, more or less to a point in the northeasterly margin of Ridgewood Road, thence with said margin North 50 Degrees West, 50 feet to the point of beginning.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **JAMES ANDREW JOHNSON, STEPHANIE LEE JOHNSON SMALLEY, RACHEL DENISE JOHNSON ABENDROTH,** their heirs and assigns, forever; and Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind his heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed on this the 19th day of May, 1999.

James A Johnson
JAMES A. JOHNSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JAMES A. JOHNSON** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Joelton, Davidson County, Tennessee, on this the 19th day of May, 1999.

Sherrie Spann
NOTARY PUBLIC
My commission expires: 6-6-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 14,800.00.

James Andrew Johnson
AFFIANT

Subscribed and sworn to before me
this 19th day of May, 1999.

Sherrie Spann
Notary Public
My commission expires: 6-6-2000

0590401

IDENTIFICATION REFERENCE

99 MAY 24 PM 12:08

BILL GRANTHAM REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

RECORDED 1021 0810 2 PGS $27.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11490 PG. 549

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0590401

IDENTIF. & REFERENCE

99 MAY 24 PM 12:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	14800.00
CON TX	54.76
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	69.76
CHECK	69.76

05/24/99 03 - 12:12 0001 9735

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1464330