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 214

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:

Beginning at a concrete monument (old) in the north margin of Ridgewood road, said monument being the most southeast corner of the remaining property of Bobby Ray Milliken, as appears in Deed Book 8204, Page 178, Register's Office for Davidson County, Tennessee, and the most southwest corner of property of James A. Johnson, as appears in Deed Book 9486, page 491, Register's Office for Davidson County Tennessee, and continuing as follows; with the property line of Johnson, N 32 degrees 02'12" E. 215.61 feet to an iron pin (old) at the most southwest corner of and the true POINT OF BEGINNING and continuing as follows: N. 16 deg. 30'49" E. 1887.61 feet to an iron pin (old) on the south bank of Sycamore Creek; thence continuing with the line of Johnson S 10 deg. 21' 54" W. 1592.09 feet to an iron pin (old); thence S 47 deg. 26' 12" W. 331.84 feet to the point of beginning as surveyed by Jack L. Head, R.L.S. No. 670, whose address is 2127 Memorial Boulevard, Springfield, TN 37172, dated May 16, 1997, and shown as Tract 7 on said survey.

This property has no access or road frontage and contains less than 5 acres and cannot be conveyed as described herein. Grantees by acceptance hereof acknowledge that they are the owners of property adjacent to the property herein described as evidenced by Deed of Record in Deed Book 9466, page 491, Register's Office for Davidson County, Tennessee which has access or road frontage.

By virtue of that certain "Greenbelt" application of record in Book 9044, page 518, Register's Office for Davidson County, Tennessee, the Grantors herein acknowledge responsibility for any rollback taxes which may be assessed by virtue of the conveyance this date.

Being the same property conveyed to James A. Johnson by Deed of Record in Book 10559, page 344, Register's Office for Davidson County, Tennessee.

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 $ 22,500.00.

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

PICK-UP
0590404
IDENTIFICATION REFERENCE
99 MAY 24 PM 12:11
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE 94.25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11490 PG. 557

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

0590404

IDENTIF. A REFERENCE

99 MAY 24 PM 12:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	22500.00
CON TX	83.25
PRFEE	1.00
MOFEE	8.00
CFEE	2.00
TOTAL	94.25
CHECK	94.25

05/24/99 01 12:15 0001 P738

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 146433?