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 083

Whereas, James A. Johnson and wife, Lottie Morehead Johnson, were vested with certain real property located at 7870 Ridgewood Road, Goodlettsville, Davidson County, Tennessee, as evidenced of record in Deed Book 4063, Page 896, 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, formerly 24th, Civil District of said County and State, described according to a survey made by C.J. Carney, Surveyor, May 25, 1959, as follows: Beginning in the center of Cotton Patch Road, at the northwest corner of the property conveyed to William T, Williams, Jr. and wife, by deed from L.F. Durocher, Jr. and wife, of record in Book 2535, page 621, Register's Office for said County; thence north 3 degrees east 2225 feet to the center of Sycamore Creek; thence with the center of same, south 72 Degrees 15' east 149 feet, north 70 Degrees 15 east 240 feet, south 59 degrees 30' east 220 feet, south 45 degrees 45' east 70 feet, south 29 degrees 20' east 76 feet, south 6 degrees west 4 feet, south 78 degrees 30' west 80 feet, south 9 degrees 30' west 71 feet, south 20 degrees east 180 feet, south 42 degrees 30' east 260

feet; thence south 54 degrees 40' west 151 feet ti a 5 inch sugar tree; thence south 35 degrees 20' west 187.5 feet to an 18 inch poplar; thence south 13 degrees west 180 feet to a 16 inch red oak; thence south 11 degrees 15' west 243 feet to a 20 inch sugar tree; thence south 0 degrees 30' west 239 feet to an 18 inch white oak; thence south 19 degrees 20' west 211 feet to ab 8 inch beech; thence south 24 degrees 40' west 218.5 feet to a 20 inch beech; thence south 19 degrees 15' feet west 159 feet to a 15 inch black gum; thence south 35 degrees 45' west 176 feet to a point in Cotton Patch Road; thence with the center of said road north 50 degrees west 297.8 feet to the beginning, containing 30.37 acres, more or less.

This is improved property known as 7870 Ridgewood Road, Goodlettsville, Davidson County, Tennessee.

This conveyance is made subject to easement for cut and fill slopes as set out in right of way deed from L.F. Durocher, Jr. and wife, to Davidson County, Tennessee of record in book 2281, page 336, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to James A. Johnson and wife , Lottie Morehead Johnson, by deed from George H. Paradise and wife Alberta G. Paradise, of record in Book 4063, page 896, Register's Office for Davidson County, Tennessee, including but excluding part of the same property conveyed by deed of record in Book 5952 page 398, 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 he 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.

Sherri 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 $ $135,200.00.

James Andrew Johnson
AFFIANT

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

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

0590407
IDENTIFICATION & REFERENCE
99 MAY 24 PM 12:13
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
7241 05/24 0105 OPERATOR 515.24

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11490 PG. 566

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

0590407

IDENTIF. & REFERENCE

99 MAY 24 PM 12:13

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
135200.00
CON TX 500.24
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 515.24
CHECK 515.24

05/24/99 01 12:16 0001 9741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1464336