THIS INSTRUMENT PREPARED BY:
MURFREE, COPE, HUDSON & SCARLETT, ATTORNEYS
16 Public Square North
Murfreesboro, TN 37130
From information furnished by the parties.

NAME AND ADDRESS OF NEW OWNERS:

GEORGE B. TULLOS et ux
6994 Burkitt Road
Antioch, TN 37013

SEND TAX BILLS TO:

Same

BOOK 11499 PG. 329

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Map 186
Group
Parcel 28.00

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, JAMES L. JOHNSON and wife, SHARON JOHNSON,have this day bargained and sold and do hereby transfer and convey unto GEORGE B. TULLOS and wife, MARIANNE TULLOS, his/her/their heirs and assigns, forever, the following described real estate situated in the Civil District of Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, described according to a survey done by DALE & ASSOCIATES, INC., dated November 17, 1995, Job No. 95111, as follows:

TRACT 2

BEGINNING at an iron rod situated in thenortherly margin of Burkitt Road, said point being 253.59 feet east of the common front corner between the property conveyed to Luther Joseph Evans of record in Book 4953, page 575, R.O.D.C., Tennsee and the property conveyed to Wallace and Helen Engles of record in Book 324, page 16, R.O.D.C., Tennessee.

THENCE, N 10° 33′ 36" E, a distance of 505.11 feet to an iron rod;

THENCE, N 83° 09′ 33" W, a distance of 135.00 feet to an iron rod;

THENCE, N 7° 30′ 13" E, a distance of 604.82 feet to an iron rod;

THENCE, S 82° 29′ 47" E, a distance of 229.47 feet to an iron rod;

THENCE, S 00° 45′ 21" W, a distance of 212.77 feet to an iron rod;

THENCE, S 7° 30′ 13" W, a distance of 896.35 feet to an iron rod situated in the northerly margin of Burkitt Road;

THENCE, along said road, N 82° 29′ 47" W, a distance of 146.41 feet to the point of beginning and containing 5.005 acres of land more or less.

BEING the same property conveyed to James L. Johnson and wife,

Sharon, by deed of record in Deed Book 10444, page 855, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said GEORGE B. TULLOS and wife, MARIANNE TULLOS, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to convey the same, and that the same is unencumbered except the 1999 property taxes, which have been prorated between the parties.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the grantors to the grantees with delivery of this deed.

WITNESS OUR HANDS on this the 26th day of May, 1999.

JAMES L. JOHNSON

SHARON JOHNSON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named, JAMES L. JOHNSON and wife, SHARON JOHNSON, with whom I am personally acquainted and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 26th day of May, 1999.

NOTARY PUBLIC

My commission expires: 9/29/99

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

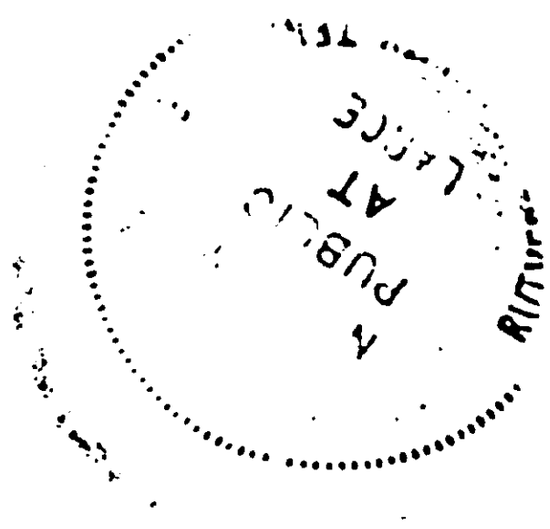
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AFFIANT

Sworn to and subscribed before me,
on the 26th day of May, 1999.

NOTARY PUBLIC

My commission expires: 9/29/99



05/28 0101 03CHECK 348.00

05926U

REFERENCE

99 MAY 28 AM 9:15

REGISTER
COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11499** PG. **332**

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

0592640

99 MAY 28 AM 9:15

REGISTER
DAVIDSON COUNTY, TN.

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	348.00
CHECK	348.00

05/28/99 01 09:18 0001 2081

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466643