This Instrument Prepared By:
RONALD L. EVANS, ATTORNEY
510 NORTH MILITARY AVENUE
LAWRENCEBURG, TN 38464

BK 1915 PG 204

BOOK 11749 PAGE 703

FROM: BARBARA FANN JOHNSON

TO: DOUGLAS GENTRY MAYNARD

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, BARBARA FANN JOHNSON,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **DOUGLAS GENTRY MAYNARD,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land partly in **DAVIDSON COUNTY** and partly in **WILLIAMSON COUNTY, STATE OF TENNESSEE,** described as follows, to-wit:

A tract of land situated partly in the 17th Civil District of Williamson County and partly in the 5th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in Fann Road at the northwest corner of that parcel of land conveyed to Charles Wesley Fann of record in Deed Book 1615 Page 37 ROWC., Tennessee;

Thence, N 03 degrees 29 minutes 58 seconds E 95.99 feet to an iron pin found in the edge of Fann Road;

Thence, N 04 degrees 53 minutes 00 seconds E, 440.78 feet to an iron pin set in the easterly margin of Fann Road;

Thence, a new line of division, S 85 degrees 16 minutes 19 seconds E 412.88 feet to an iron pin set;

Thence, with the west line of those parcels of land conveyed to Charles Wesley Fann of record in Book 7307 Page 553, RODC., Tennessee, Deed Book 685 Page 231, ROWC., Tennessee, and Deed Book 1615 Page 37, ROWC., Tennessee, (recording in Davidson County not found by this surveyor), S 04 degrees 43 minutes 44 seconds W, 536.75 feet to an iron pin found;

Thence, with Fann, N 85 degrees 16 minutes 16 seconds W, passing an iron pin found at 387.01 feet a total distance of 412.01 feet to the point of beginning and containing 5.094 acres of land according to a survey dated September 13, 1999 by Mark S. Goodman, R.L.S. #1491, Franklin, Tennessee.

Being a portion of the property conveyed to Barbara Fann Johnson by Quitclaim Deed from Larry R. Williams, Trustee, of record in Deed Book 1615 Page 42, ROWC, Tennessee and Book 10842 Page 29, RODC., Tennessee.

Dallas E. Johnson, spouse of Barbara Fann Johnson, joins in the execution of this instument to convey any marital interest he might have in and to subject property.

This is [ ]improved [ ] unimproved property known as _____.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **DOUGLAS GENTRY MAYNARD,** his heirs and assigns, forever; and we do covenant with the said **DOUGLAS GENTRY MAYNARD** 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 except for all roadway, utility or transmission line easements and the lien of any property taxes; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said **DOUGLAS GENTRY MAYNARD,** his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Witness our hands this 11 day of October, 1999.

Barbara Fann Johnson
BARBARA FANN JOHNSON

Dallas E. Johnson
DALLAS E. JOHNSON

STATE OF TENNESSEE
WILLIAMSON COUNTY
RECEIVED AND RECORDED
10:30

STATE OF TENNESSEE
COUNTY OF Loudon

On this 11th day of October, 1999, before me personally appeared BARBARA FANN JOHNSON AND HUSBAND DALLAS E. JOHNSON to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.
Witness my hand and seal this 11th day of October, 1999.

Notary Public

My Commission Expires: 11-3-2003

STATE OF TENNESSEE
COUNTY OF LAWRENCE

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this
13th day of October, 1999.

Notary Public
My Commission Expires: 11-30-2002

BOOK 11749 PAGE 704

State of Tennessee, County of WILLIAMSON
Received for record the 18 day of
OCTOBER 1999 at 8:01 AM. (REC# 344560)
Recorded in official records
Book 1915 Pages 204- 205
Notebook 63 Page 38
State Tax $ 370.00 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 381.00,
Register of Deeds SADIE WADE
Deputy Register KAREN OWENS

ADDRESS NEW OWNERS:

DOUGLAS GENTRY MAYNARD
P.O. Box 213
NOLENSVILLE, TN 37135

SEND TAX BILLS:

SAME

MAP AND PARCEL:

MAP 32 Williamson
PARCEL 4.00(s)

MAP 187 Davidson
PARCEL 157(s)

PROPERTY ADDRESS:
FANN ROAD
NOLENSVILLE, TN