THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Mudter & Patterson Attorneys At Law 2000 Richard Jones Rd., Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 17008	The actual consideration or value, whichever is greater, for this transfer is: $34,000.00 Affiant Subscribed and sworn to before me, this 15th day of February, 2000. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
SARAH M. JOHNSON 5000 Seward Road Brnetwood, Tennessee 37027	SAME	Map 91-16 Parcel 355 FB #11W72630

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LILLIAN HINES,* ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SARAH M. JOHNSON, MARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried

This is improved property located at 4000 Dakota Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of February, 2000.

LILLIAN HINES

Instr:200002150015230 Page: 1 OF 2
REC'D FOR REC 02/15/2000 1:51:18PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $125.80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LILLIAN HINES, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2000.

My Commission Expires:

Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Subdivision of Lands of P.S. Stump, Deceased, as of record in Chancery Book 2, pages 74 and 78, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph Hines and wife, Lillian Hines by installment deed from Nellie May D. Todd of record in Book 2015, page 138, said Register's Office. The said Joseph Hines having since died.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Chancery Book 2, page 74 and 78, said Register's Office.