Instr:200003030021582 Page: 1 OF 2
REC'D FOR REC 03/03/2000 4:20:15PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $749.25

This Instrument Prepared By:

Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

AFTER RECORDING PLEASE RETURN TO:
SETCO
5120 Virginia Way, C-22
Brentwood, TN 37027

NEW OWNER:

Randall L. Johnson
141 Sequoyah Lane
Nashville, Tennessee 37221

SEND TAX BILL TO:

Fifth Third Bank of KY
250 W. Main Street
Lexington, KY 40507

MAP & PARCEL

Map and Parcel
155-10-0-A 073.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $202,500.00.

AFFIANT

Sworn to and subscribed before me this 25th day of February, 2000.

NOTARY PUBLIC

A. SCOTT SUGGARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/21/2001

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, EDD W. INGRAM, JR. and wife, KIMBERLY M. INGRAM, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto RANDALL L. JOHNSON, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> **Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of McCrory Trace Estates of record in Plat Book 6900, page 720-723, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**
>
> **Being the same property conveyed to Edd W. Ingram, Jr. and wife, Kimberly M. Ingram by deed from Spencer C. Page and wife, Susan B. Page, of record in Book 10207, page 788, Register's Office for Davidson County, Tennessee.**

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2000 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 155-10-0-A 073.00.

2. All matters appearing on the Plan of McCrory Trace Estates, of record in Book 6900, pages 720-723, and amended in Book 7825, page 429, said Register's Office.

3. Restrictive covenants contained in instrument of record in Book 7241, page 597, as amended in Book 7576, page 846, said Register's Office.

4. Charter of Homeowner's Association of record in Book 7576, page 821, said Register's Office.

5. By-Laws of record in Book 7576, page 831, said Register's Office.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 141 Sequoyah Lane, Nashville, Tennessee 37221.

WITNESS our hands this 25th day of February, 2000 in Brentwood, Tennessee.

Edd W. Ingram, Jr.

Kimberly M. Ingram

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Edd W. Ingram, Jr. and wife, Kimberly M. Ingram, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 25 day of February, 2000, in Brentwood, Tennessee.

Notary Public

My Commission Expires: 4/22/2001