Bk 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Patricia A. Lehman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2000.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

SHARLA THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200004050034411 Page: 1 OF 3
REC'D FOR REC 04/05/2000 1:44:02PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $407.00

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711, Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanwood E. Lehman	OWNER	Part of Map 187
(NAME)	(NAME)	Parcel 157
912 Steeplechase Dr. (ADDRESS)	(ADDRESS)	
Brentwood TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BARBARA FANN JOHNSON AND HUSBAND DALLAS E. JOHNSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STANWOOD E. LEHMAN AND WIFE, PATRICIA A. LEHMAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PARTOF.

Being part of the same property conveyed to Barbara Fann Johnson by instrument of record in Book 10842, Page 29, Register's Office for Davidson County, Tennessee and Book 1615, Page 42, Register's Office for Williamson County, Tennessee.

This conveyance is subject to Ingress and Egress to the Fly Cemetery located on Tract 1B according to unrecorded survey dated 12/23/99 by Cleghorn and Associates Land Surveyors.

This conveyance is subject to the following restriction which shall be appurtenant to and run with the land;
No improvement* shall be constructed with 100 feet of the common property line shared by Tract 1B and Tract 2 according to unrecorded survey dated 12/23/99 by Cleghorn and Associates Land Surveyors attached hereto and made a partof.

* improvement defined not to include driveway; however, not to interfere with Septic Area.

Unimproved X
This is improved property, known as **Fann Road, Nolensville, TN**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their 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 the use of any gender shall be applicable to all genders.

Witness **my/our hand(s)** this **31st day of March, 2000**.

Barbara Fann Johnson
Barbara Fann Johnson

Dallas E. Johnson
Dallas E. Johnson

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named BARBARA FANN JOHNSON AND HUSBAND DALLAS JOHNSON the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

SHARLA THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand and official seal at Antioch, Tennessee, this **31st,** day of **MARCH, 2000.**

Commission expires: 1-27-01

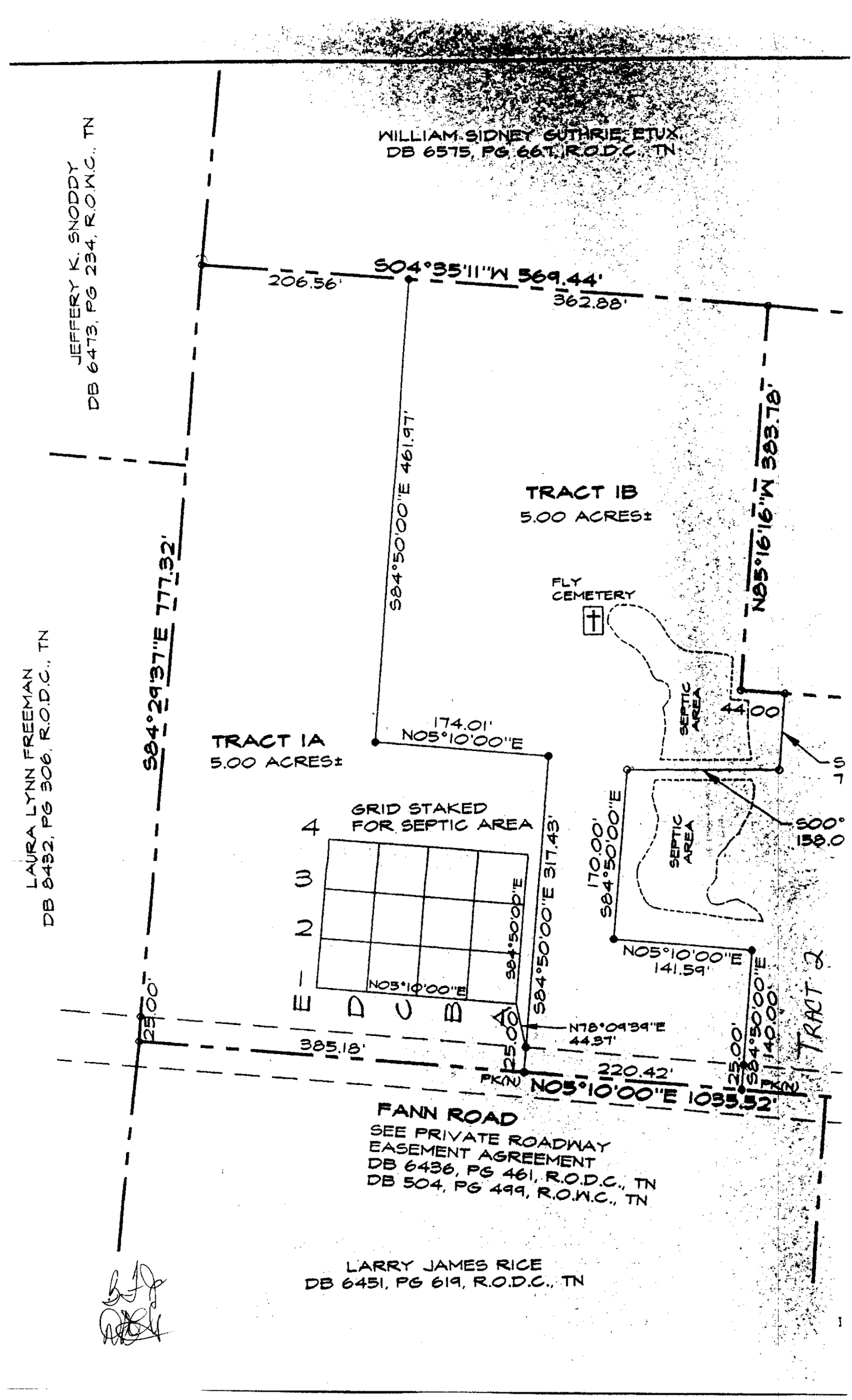
Notary Public

EXHIBIT "A"

TRACT 1-B
COMMENCING AT A POINT IN THE CENTER OF FANN ROAD, A PRIVATE ROADWAY EASEMENT (BOOK 6436, PAGE 461 R.O.D.C., TN. AND BOOK 504, PAGE 499 R.O.W.C., TN.) AT THE NORTHEAST CORNER OF THE LARRY JAMES RICE LAND (BOOK 6451, PAGE 619 R.O.D.C., TN.); THENCE WITH SAID CENTERLINE OF FANN ROAD S 05°10'00" W 385.18' FEET TO A P.K. NAIL (NEW) IN THE EASTERLY LINE OF SAID LARRY JAMES RICE, THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID CENTERLINE OF FANN ROAD, WITH THE SOUTHERLY LINE OF TRACT 1-A, CROSSING A IRON ROD (NEW) ON THE EASTERLY MARGIN AT 25.00' FEET S 84°50'00" E A TOTAL DISTANCE OF 317.43' FEET TO A IRON ROD (OLD); THENCE N 05°10'00" E 174.01' FEET TO A IRON ROD (OLD); THENCE S 84°50'00" E 461.97' FEET TO A IRON ROD (OLD) IN THE WESTERLY LINE OF THE WILLIAM SIDNEY GUTHRIE ETUX. LAND (BOOK 6575, PAGE 667 R.O.D.C., TN.); THENCE WITH SAID WILLIAM SIDNEY GUTHRIE S 04°35'11" W 362.88' FEET TO A IRON ROD (OLD) AT THE NORTHEAST CORNER OF THE CHARLES WESLEY FANN LAND; THENCE WITH SAID CHARLES WESLEY FANN N 85°16'16" W 383.78' FEET TO A IRON ROD (NEW); THENCE S 04°43'44" W 44.00' FEET TO A IRON ROD (NEW); THENCE LEAVING SAID CHARLES WESLEY FANN WITH THE NORTHERLY LINE OF TRACT 2 N 85°16'16" W 77.00' FEET TO A IRON ROD (NEW); THENCE N 00°34'36" E 158.04' FEET TO A IRON ROD (NEW); THENCE N 84°50'00" W 170.00' FEET TO A IRON ROD (NEW); THENCE N 05°10'00" E 141.59' FEET TO A IRON ROD (NEW); THENCE N 84°50'00" W CROSSING A IRON ROD (NEW) ON THE EASTERLY MARGIN OF SAID FANN ROAD AT 115.00' FEET FOR A TOTAL DISTANCE OF 140.00' FEET TO A P.K. NAIL (NEW) IN THE EASTERLY LINE OF SAID LARRY JAMES RICE AND IN THE CENTERLINE OF SAID FANN ROAD; THENCE WITH SAID CENTERLINE OF FANN ROAD N 05°10'00" E 220.42' FEET TO THE POINT OF BEGINNING CONTAINING 5.00 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED DECEMBER 23 , 1999 BY CLEGHORN AND ASSOCIATES LAND SURVEYORS TN. R.L.S. # 1440

TRACT 1-A
BEGINNING AT A POINT IN THE CENTER OF FANN ROAD, A PRIVATE ROADWAY EASEMENT (BOOK 6436, PAGE 461 R.O.D.C., TN. AND BOOK 504, PAGE 499 R.O.W.C., TN.) AT THE NORTHEAST CORNER OF THE LARRY JAMES RICE LAND (BOOK 6451, PAGE 619 R.O.D.C., TN.); THENCE LEAVING SAID FANN ROAD WITH THE SOUTHERLY LINE OF THE LAURA LYNN FREEMAN LAND (BOOK 8432, PAGE 306 R.O.D.C., TN.) AND THE SOUTHERLY LINE OF THE JEFFERY K. SNODDY (BOOK 6473, PAGE 234 R.O.D.C., TN.) S 84°29'37" E PASSING A IRON ROD (OLD) ON THE EASTERLY MARGIN OF SAID FANN ROAD AT 25.00' FEET FOR A TOTAL DISTANCE OF 777.32' FEET TO A IRON ROD (OLD) AT THE NORTHWEST CORNER OF THE WILLIAM SIDNEY GUTHRIE ETUX. LAND (BOOK 6575, PAGE 667 R.O.D.C., TN.); THENCE WITH SAID WILLIAM SIDNEY GUTHRIE ETUX. S 04°35'11" W 206.56' FEET TO A IRON ROD (OLD); THENCE LEAVING SAID GUTHRIE WITH THE NORTHERLY LINE OF TRACT 1-B N 84°50'00" W 461.97' FEET TO A IRON ROD (OLD); THENCE S 05°10'00" W 174.01' FEET TO A IRON ROD (OLD); THENCE N 84°50'00" W , PASSING A IRON ROD (OLD) ON THE EASTERLY MARGIN OF SAID FANN ROAD AT 292.43' FEET FOR A TOTAL DISTANCE OF 317.43' FEET TO A P.K. NAIL (NEW) IN THE CENTERLINE OF FANN ROAD AND IN THE EASTERLY LINE OF SAID LARRY JAMES RICE; THENCE WITH SAID CENTERLINE AND RICE N 05°10'00" E 385.18' FEET TO THE POINT OF BEGINNING CONTAINING 5.00 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED DECEMBER 23 , 1999 BY CLEGHORN AND ASSOCIATES LAND SURVEYORS TN. R.L.S. # 1440




WILLIAM SIDNEY GUTHRIE, ETUX.
DB 6575, PG 661, R.O.D.C., TN
JEFFERY K. SNODDY
DB 6473, PG 234, R.O.W.C., TN
S04°35'11"W 569.44'
206.56'
362.88'
S84°50'00"E 461.97'
N85°16'16"W 383.78'
TRACT 1B
5.00 ACRES±
FLY CEMETERY
SEPTIC AREA
44.00
S84°29'37"E 777.32'
174.01'
N05°10'00"E
TRACT 1A
5.00 ACRES±
GRID STAKED FOR SEPTIC AREA
4
3
2
1
E
D
C
B
A
S84°50'00"E
N05°10'00"E
S84°50'00"E 317.43'
SEPTIC AREA
170.00'
S84°50'00"E
S00°
150.0
N05°10'00"E
141.59'
S84°50'00"E
140.00'
LAURA LYNN FREEMAN
DB 8432, PG 306, R.O.D.C., TN
25.00'
385.18'
25.00'
N78°09'39"E
44.37'
220.42'
PK(N)
N05°10'00"E 1035.52'
PK(N)
TRACT 2
FANN ROAD
SEE PRIVATE ROADWAY
EASEMENT AGREEMENT
DB 6436, PG 461, R.O.D.C., TN
DB 504, PG 499, R.O.W.C., TN
LARRY JAMES RICE
DB 6451, PG 619, R.O.D.C., TN