WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

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

Affiant

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

Notary Public

MY COMMISSION EXPIRES:. 1-27-01 (AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Instr:200004060034653 Page: 1 OF 4
REC'D FOR REC 04/06/2000 9:22:28AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $407.00

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy Wright	OWNER	Part of Map 187
(NAME)	(NAME)	Parcel 157
412 Ocala Ct N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(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, **BARABARA FANN JOHNSON AND HUSBAND DALLAS E. JOHNSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDY WRIGHT AND WIFE, ELLEN WRIGHT**, 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 the following restriction which shall be appurtenant to and run with the land: No improvement shall be constructed within 100 feet of the common property line shared by Tract 1B and Tract 2 of the unrecorded subdivision of the Barbara Fann Johnson property according to survey dated 12-12-99 by Cleghorn and Associates Land Surveyors attached hereto and made a partof.

unimproved X
This is improved property, known as **2 Fann Road, Nolensville, TN 37135**
(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.

* improvement defined not to include driveway; however, Septic Area not to be disturbed. BJ
EW
EW

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

Barbara Fann 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 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 they executed the within instrument for the purposes therein contained.

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

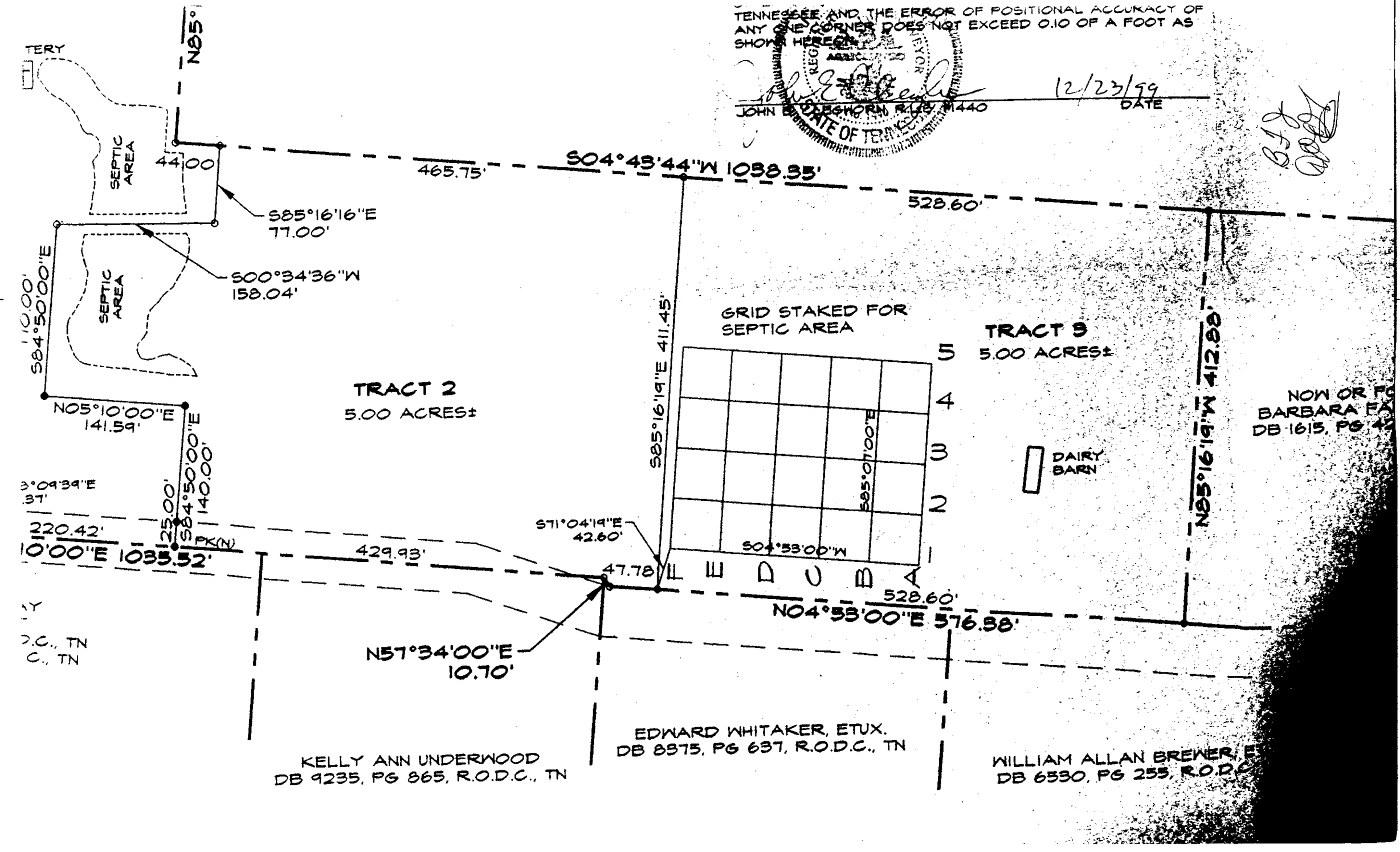
SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Shari A Thompson
Notary Public

Commission expires:
1-27-01

TRACT 3
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 AND CROSSING THE EASTERLY MARGIN OF SAID FANN ROAD S 05°10'00" W 1035.32' FEET TO A IRON ROD (NEW); THENCE S 57°34'00" W 10.70' FEET TO A IRON ROD (NEW) ON THE EASTERLY MARGIN OF SAID FANN ROAD; THENCE ALONG SAID EASTERLY MARGIN OF FANN ROAD S 04°53'00" W 47.78' FEET TO A IRON ROD (NEW) IN THE EASTERLY LINE OF THE EDWARD WHITAKER LAND (BOOK 8375, PAGE 63 R.O.D.C., TN) THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID EASTERLY MARGIN OF FANN ROAD WITH THE SOUTHERLY LINE OF TRACT 2 S 85°16'19" E 411.45' FEET TO A IRON ROD (NEW) IN THE WESTERLY LINE OF THE CHARLES WESLEY FANN LAND (BOOK 1615, PAGE 37 R.O.W.C., TN.); THENCE WITH SAID CHARLES WESLEY FANN S 04°43'44" W 528.60' FEET TO A IRON ROD (NEW) IN THE NORTHERLY LINE OF THE BARBARA FANN JOHNSON LAND (BOOK 1615, PAGE 42 R.O.W.C., TN.); THENCE WITH SAID BARBARA FANN JOHNSON N 85°16'19" W 412.88' FEET TO A IRON ROD (OLD) IN THE EASTERLY MARGIN OF SAID FANN ROAD AND IN THE EASTERLY LINE OF THE WILLIAM ALLAN BREWER ETUX. LAND (BOOK 6580, PAGE 255 R.O.D.C., TN.); THNCE WITH SAID EASTERLY MARGIN OF FANN ROAD N 04°53'00" E 528.60' FEET TO THE POINT OF BEGINNING CONTAINING 5.OO ACRES MORE OR LESS ACCORDING TO A SURVEY DATED DECEMBER 23 , 1999 BY CLEGHORN AND ASSOCIATES LAND SURVEYORS TN. R.L.S. # 1440

TRACT 2
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 605.60' 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-B, CROSSING A IRON ROD (NEW) ON THE EASTERLY MARGIN AT 25.00' FEET S 84°50'00" E A TOTAL DISTANCE OF 140.00' FEET ; THENCE N 05°10'00" E 141.59' FEET TO A IRON (NEW); THENCE S 84°50'00" E 170.00' FEET TO A IRON ROD (NEW); THENCE S 00°34'36" W 158.04' FEET TO A IRON ROD (OLD); THENCE S 85°16'16" E 77.00' FEET TO A IRON ROD (OLD) IN THE WESTERLY LINE OF THE CHARLES WESLEY FANN LAND (BOOK 1615, PAGE 87 R.O.W.C., TN.); THENCE WITH SAID CHARLES WESLEY FANN LAND S 04°43'44" W 465.75' FEET TO A IRON ROD (OLD); THENCE LEAVING SAID CHARLES WESLEY FANN WITH THE NORTHERLY LINE OF TRACT 3 N 85°16'19" W 411.45' FEET TO A IRON ROD (NEW) IN THE EASTERLY LINE OF THE EDWARD WITAKER LAND ETUX. LAND (BOOK 8375, PAGE 63 R.O.D.C., TN.) AND IN THE EASTERLY MARGIN OF SAID FANN ROAD; THENCE WITH SAID EASTERLY MARGIN N 04°53'00" E 47.78' FEET TO A IRON ROD (NEW); THENCE LEAVING SAID EASTERLY MARGIN OF FANN ROAD N 57°34'00" E 10.70' FEET TO A IRON ROD (OLD) AT THE SOUTHEAST CORNER OF THE KELLY ANN UNDERWOOD LAND (BOOK 9235, PAGE 865 R.O.D.C., TN); THECE WITH SAID KELLY ANN UNDERWOOD, CROSSING THE EASTERLY MARGIN OF SAID FANN ROAD AND RUNNING WITH THE CENTERLINE OF SAME N 05°10'00" E 429.93' 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


TENNESSEE AND THE ERROR OF POSITIONAL ACCURACY OF ANY ONE CORNER DOES NOT EXCEED 0.10 OF A FOOT AS SHOWN HEREON.
JOHN E. STEGHORN, R.L.S. #440
12/23/99
DATE
TERY
N85°
SEPTIC AREA
44.00
S85°16'16"E 77.00'
S00°34'36"W 158.04'
SEPTIC AREA
110.00'
S84°50'00"E
N05°10'00"E 141.59'
S84°50'00"E 140.00'
25.00'
3°09'39"E
.37'
220.42'
10'00"E 1035.52'
PK(N)
Y
D.C., TN
C., TN
465.75'
S04°43'44"W 1038.35'
528.60'
S85°16'19"E 411.45'
GRID STAKED FOR SEPTIC AREA
5
4
3
2
1
S85°07'00"E
S04°53'00"W
TRACT 2
5.00 ACRES±
TRACT 3
5.00 ACRES±
DAIRY BARN
N85°16'19"W 412.89'
NOW OR FO
BARBARA FA
DB 1615, PG 4
S71°04'19"E 42.60'
429.93'
47.78'
528.60'
N04°53'00"E 576.38'
N57°34'00"E 10.70'
KELLY ANN UNDERWOOD
DB 9235, PG 865, R.O.D.C., TN
EDWARD WHITAKER, ETUX.
DB 8875, PG 637, R.O.D.C., TN
WILLIAM ALLAN BREWER, E
DB 6530, PG 255, R.O.D.C