PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 41542
Dav. Co. File: Box 8

Instr:20000601005465l Page: 1 OF 3
REC'D FOR REC 06/01/2000 2:29:01PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1517.00

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Johnson Phyllis V. Johnson 1929 20th Ave. South Nashville, TN 37212	First Horizon Home Loan Corp. DBA First Tennessee Home Loans P.O. Box 146 Memphis, TN 38101

TAX MAP-PARCEL NUMBERS: 104-12-116

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 410,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anthony J. Spence and James W. McKenzie, both unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Johnson and spouse, Phyllis V. Johnson,** hereinafter called the **Grantee**, Grantee's 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 the northerly one-half of Lot No. 70 on the Plan of Christopher and Kirkman's Belmont Park Addition of record in Plat Book 57, page 158, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 70 fronts 50 feet on the westerly margin of 20th Avenue South, formerly Courtney Avenue, and extends back between parallel lines 150 feet, more or less, as erroneously described since 1949, to an alley in the rear. Subject property is also shown on Map and Parcel 104-12-116, tax map for Davidson County, Tennessee, and is described as extending back 159 feet. Deeds prior to 1949 describe subject property as extending back 159 feet, as well.

Being the same property conveyed to Anthony J. Spence and James W. McKenzie, as Joint Tenants with the Right of Survivorship, as here in after shown; by Quitclaim Deed of record in Book 9978, page 205, said Register's Office, a Joint Tenancy with the Right of Survivorship was created in Anthony J. Spence and James W. McKenzie.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This Conveyance is subject to: Taxes for 2000, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 57, Page 158, said Register's Office.

This instrument is executed on behalf of James W. McKenzie by Anthony J. Spence as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1929 20th Ave. South, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of May, 2000.

Anthony J. Spence

James W. McKenzie, By: Anthony J. Spence, Atty-In-Fact

atty in fact

State of Tennessee
County of Davidson

On this 25th day of May, 2000, before me the undersigned authority, personally appeared **Anthony J. Spence**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 7-26-2003

Notary Public



State of Tennessee
County of Davidson

AFFIDAVIT

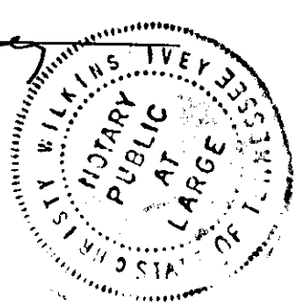
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 410,000.00

Affiant

Sworn and subscribed before me on the 25th day of May, 2000.

Notary Public

My Commission Expires: 7-26-2003



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 **Anthony J. Spence**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of , as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of May, 2000.

Notary Public

My Commission Expires: 7-24-2003

EXHIBIT "A"
To
WARRANTY DEED

FROM: Anthony J. Spence and James W. McKenzie

TO: Robert Johnson and Phyllis V. Johnson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saieth not.

Anthony J. Spence, Affiant

Sworn to and subscribed before me this

25th day of May, 2000.

Notary Public

My Commission Expires: 7-24-2003