Box 60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Instr:200006020055298 Page: 1 OF 2
REC'D FOR REC 06/02/2000 4:04:26PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $573.50

ADDRESS NEW OWNER:
Justin R. Johnsen
70 Vaughns Gap Rd.
Nashville, Tennessee 37205

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Bank
201 Fourth Avenue North, Post Office Box 305110
Nashville, TN 37230-5110

MAP 129-11
GROUP
PARCEL 67

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William H. Nussle and Jane Louise Reeves**, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Justin R. Johnsen and wife Laura E. Johnson**, hereinafter called the "GRANTEE", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 147 of Warner Park Valley Subdivision, Section 1, of record in Plat Book 3600, page 12-14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to William H. Nussle as to a one-half undivided interest, and Jane Louise Reeves as to a one-half undivided interest, as tenants in common by quitclaim deed from William H. Nussle and Jane Louise Reeves, Co-Administrators of the intestate estate of Kathryn J. Nussle, of record in Instrument 199912070300645, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 70 Vaughns Gap Rd., Nashville, Tennessee 37205.

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", their 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, unless otherwise herein set out; 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", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 26th day of May, 2000.

William H. Nussle

Jane Louise Reeves

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William H. Nussle and Jane Louise Reeves**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of May, 2000.

NOTARY PUBLIC

My Commission Expires: 8-8-01

STATE OF UTAH)
COUNTY OF Salt Lake)

The actual value or consideration, whichever is greater, for this transfer is $155,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of May, 2000.

NOTARY PUBLIC
MATTHEW RYDMAN
8th Avenue & C Street
Salt Lake City, UT 84103
My Commission Expires
December 3, 2000
STATE OF UTAH

NOTARY PUBLIC

My Commission Expires: 12/03/2000