GENERAL WARRANTY DEED

Return to:
Greater Nashville Title Co.
223 Madison St., S. 103
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and Sworn to Before Me this the 6th Day of June, 2000.

Notary Public

My Commission Expires 9-23-02
(Affix Seal)

Instr:200006120058657 Page: 1 OF 3
REC'D FOR REC 06/12/2000 3:19:51PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $370.00

THIS INSTRUMENT WAS PREPARED BY
Mark Johnson, Esq., 317 Cardinal Drive, White House, TN 37188

Address of New Owners	Send Tax Bills To:	Map-Parcel Numbers
Robert Johnson and Mark Johnson 518 S. Gallatin Pike Madison, TN 37115	Robert Johnson 518 S. Gallatin Pike Madison, TN 37115	

Joy Vester Tyree, and husband, Keith Tyree as grantors for and in consideration of the payment of the purchase price of the sum of one hundred thousand dollars ($100,000.00) as set forth in these presents, do hereby bargain and sell to Mark A. Johnson and Robert T. Johnson as grantees their heirs and assigns all their right, title and interest to as cotenants with Robert Johnson to a certain tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, a certain tract or parcel of land located in the 11th Civil District, more particularly described as follows:

Beginning at a point in the westerly margin of Gallatin Pike, said point being 186 feet, more or less southerly from the intersection of the center of Madison Avenue and the westerly margin of Gallatin Pike; thence southwardly, with said margin of said Pike, 75 feet to a point; thence westwardly at right angles with the said margin of said Pike, 215 feet to a point; thence northwardly at right angles and parallel to said margin of said Pike, 75 feet, thence eastwardly at right angles 215 feet to the westerly margin of Gallatin Pike, thence soutwardly at right angles 75 feet to the point of beginning.

And being the same property conveyed to A. L. Johnson by the Third National Bank, Executor for the Estate of Newman Cheek, and recorded in Book 5461, Page 99, Register's Office for said County.

Said property is subject to an easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville, and Davidson County, by Newman Cheek of record in book 3373, Page 150 and Book 4197, Page 316, said Register's Office.

In addition this property is subject to any encumbrance as of record in Book 5601, Page 407 as recorded in the Register's Office of Davidson County, Tennessee and not heretofore released in whole or part.

Said property is improved and designated and known as Nos. 514, 516 and 518 South Gallatin Pike, Madison, TN 37115:

Less the heretofore partitioned interest of the described property referred to as 516 South Gallatin Pike, Madison, TN conveyed to Mark Johnson in Partition Deed, as of record of Deed Book 9163, Page 167 said Register's Office and more particularly described as follows:

Land in the Eleventh (11th) Civil District of Davidson County, Tennessee described as beginning at a point in the westerly margin of Gallatin Pike, 186 feet, more or less, southerly from the intersection of the center of Madison Avenue and the westerly margin of Gallatin Pike; thence southwardly with said west margin of Gallatin Pike 50 feet to a point therein; thence westwardly at right angles to said Pike, 215 feet to a point; thence northwardly at right angles, parallel to said Gallatin Pike, 25 feet to a point; thence eastwardly at right angles 215 feet to the westerly margin of the Gallatin Pike, thence southwardly at right angles 25 feet to the point of beginning.

Said excepted property is improved and designated and known as 516 South Gallatin Pike, Madison, TN 37115.

The property being hereby conveyed being the same property as conveyed in the Partition Deed to Joy Vester Tyree, as cotenant from Mark Johnson in Book 9163, Page 167 Register's Office, Davidson County, Tennessee,

And being the same property in Affidavit of Inheritance conveyed to Joy Vester Tyree as an heir from the Estate of Mike Johnson in Book 8843, Page 690 Register's Office, Davidson County, Tennessee,

And being the same property in Disclaimer of Interest In Decedent's Estate, In Re: The Estate of Mike A. Johnson, Davidson County, Tennessee Probate Court, Docket No. 99890, of record in Book 8843, Page 686 Register's Office, Davidson County, Tennessee.

And being the same property conveyed by Installment Deed to Robert Johnson, et al, in Book 5601, Page 407 Register's Office, Davidson, County, Tennessee.

AND, WHEREAS, said owners have mutually agreed for the consideration cited herein that the Grantors, Joy Vester Tyree, and husband, Keith Tyree, are hereby divested out of any and all ownership and interest in the above described property and such is vested in the Grantees, Mark Johnson and Robert Johnson, as equal cotenants as to the Grantors' current interests therein. It is intended the grantors will be fully divested out of all the property known as 514, 516, and 518 South Gallatin Pike, Madison, Tennessee, vesting any and all ownership the grantors have in said property in the Grantees as equal Tenants in Common.

This is improved property known as 514 and 518 South Gallatin Pike, Madison, TN 37115.

The intent of this instrument is that by this grant that Mark A. Johnson and Robert T. Johnson, grantees, will take the full ownership of all the interest of Joy Vester Tyree and Alvin Keith Tyree, grantors in the property known as 514 and 518 South Gallatin Pike, Madison, TN 37115.

The grantors do hereby make said conveyance of said real property to grantees 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 do hereby 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 set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 5th day of May, 2000

Joy Vester Tyree

Joy Vester Tyree, Grantor

Alvin Keith Tyree

Alvin Keith Tyree, Grantor

SHERRALYN LONG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23, 2002

State of Tennessee
County of Davidson

On this 5th day of May, 2000, before me, a Notary Public, personally appeared Joy Vester Tyree, and husband, Alvin Keith Tyree, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed. Witness my hand and seal this 5th day of May, 2000.

Sherralyn Long
Notary Public

My commission expires: March 23, 2002