Instr:200007050066275 Page: 1 OF 2
REC'D FOR REC 07/05/2000 8:05:49AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $185.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of June, 2000.

Notary Public

My Commission Expires: 10/22/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John E. Johnson
6026 Deal Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:
Suntrust Bank
201 4th Avenue, 6th Floor
Nashville, Tennessee 37219

MAP-PARCEL NUMBERS:
091-09-0-A-013.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert H. McCormick and Christi D. McCormick** hereinafter referred to as Grantors, hereby transfers and conveys to **John E. Johnson, an unmarried man** hereinafter referred to as Grantees, 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 Unit 13 of the Deal Avenue Planned Unit Development, of record in Book 6200, page 354, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert H. McCormick and wife, Christi D. McCormick, by deed from Henry G. Cisneros, Secretary of Housing & Urban Development, as of record in Book 9780, page 273, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6200, Page 354, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6714, Page 400, Register's Office for Davidson County, Tennessee.

Easement for water/sewer of record in Book 7026, page 854, said Register's Office.

HOA Charter of record in Book 6676, page 354, said Register's Office.

Storm Water Detention Agreement of record in Book 6654, page 396, said Register's Office.

By-laws of record in Book 6714, page 408, said Register's Office.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6026 Deal Avenue, Nashville, Tennessee 37209.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 29th day of June, 2000.

Robert H. McCormick

Robert H. McCormick

Christi D. McCormick

Christi D. McCormick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert H. McCormick and Christi D. McCormick, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2000.

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public

10/22/01

My Commission Expires

02023-BP