Davidson County DEEDWARR
Recvd: 03/01/01 11:56 3pgs
Fees:15.00 Taxes:1195.10
20010301-0019096

THIS INSTRUMENT PREPARED BY:
MUDTER & PATTERSON
ATTORNEYS-AT-LAW
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17749

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $323,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2001.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
DAVID JOHNSON	Synovus Mortgage Corporation	MAP 130-02-0
115 Pembroke Avenue	800 Shades Creek Pkwy., Ste.	PARCEL 050.00
Nashville, Tennessee 37205	Brimingham, AL 35209	FB 07DZ29755

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, STEVEN A. TOMS AND WIFE, HELEN JONES-TOMS, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID JOHNSON AND WIFE, SUSAN JOHNSON, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 115 Pembroke Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2001.

STEVEN A. TOMS

By: Steven A. Toms by H J Toms
HELEN JONES-TOMS, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

H J Toms
HELEN JONES-TOMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN JONES-TOMS, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of February, 2001.

My Commission Expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN JONES-TOMS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said STEVEN A. TOMS, and is authorized by the said STEVEN A. TOMS, to execute this instrument on his behalf.

Witness my hand, at office, this 28th day of February, 2001.

My Commission Expires:_____

_____
Notary Public

GEORGE E. MUDTER, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Resubdivision of Lots 110, 112, 114, 116, 120 and 132, Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 8250, page 898, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Steven A. Toms and wife, Helen Jones-Toms by deed from Kevin P. Clarkson and wife, Deirdre M. Clarkson of record in Book 11047, page 74, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantees; (2) Easement of record in Book 5408, page 91 and Book 5506, page 541; and (3) All matters appearing on the Plan of record in Plat Book 8250, page 898, said Register's Office.