File in Box No. 19 B

WARRANTY DEED

STATE OF TENNESSEE #01-3-7-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March 19 01

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUNDOWN BUILDERS, A TENNESSEE General (~~MM~~) Partnership	"NEW OWNERS" (NAME)	MAP 172-10 & 14
3180 Old Franklin Road (ADDRESS)	(ADDRESS)	PARCELS 011, 016 & 017
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PAUL E. JOHNSON, JEFFREY P. JOHNSON, STACY J. CARTER AND HUSBAND, BUFORD W. CARTER, AS TENANTS BY THE ENTIRETY, AND LORI J. KELLEY, AS TENANTS IN COMMON HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUNDOWN BUILDERS, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF MICHAEL T. SULLIVAN AND BUFORD W. CARTER HEREINAFTER CALLED THE 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 Lots Nos. 5, 10 & 11 on the Plan of Brentwood Hampton, formerly Holt Cove, as of record in Instrument No. 200001120004271, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Paul E. Johnson, Jeffrey P. Johnson, Stacy J. Carter and husband, Buford W. Carter (as tenants by the entirety) and Lori J. Kelley, as tenants in common, by Quitclaim Deed from Hurley Rd. Land Co., L.P., of record in Instrument No. 199912300309100; Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 11647, Page 368, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Jeffrey P. Johnson, Stacy J. Carter and husband, Buford W. Carter, and Lori J. Kelley, pursuant to a Power of Attorney executed by same on the 8th day of January, 2000, of record in Instrument No.: 200001190006214, said Register's Office.

CONTINUED

unimproved (X)
This is improved (X) property, known as , Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do 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 herein set out; and we do further covenant and bind ourselves, our 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 our hand s this 5th day of March 19 01

Paul E Johnson
PAUL E. JOHNSON
JEFFREY P. JOHNSON
By: Jeffrey P. Johnson by Paul E Johnson
Paul E. Johnson, Attorney-in-fact

STACY J. CARTER
By: Stacy J. Carter by Paul E Johnson
Paul E. Johnson, Attorney-in-fact
BUFORD W. CARTER
By: Buford W Carter by Paul E Johnson
Paul E. Johnson, Attorney-in-fact
LORI J. KELLEY
By: Lori J Kelley by Paul E Johnson
Paul E. Johnson, Attorney-in-fact

Davidson County DEEDWARR
Recvd: 03/06/01 12:06 2pgs
Fees:11.00 Taxes:444.00

20010306-0021058

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

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 PAUL E. JOHNSON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of March, 2001.

My Commission Expires: 05/28/03

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of March, 2001, before me personally appeared PAUL E. JOHNSON, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of JEFFREY P. JOHNSON, STACY J. CARTER AND HUSBAND, BUFORD W. CARTER, AND LORI J. KELLEY, and acknowledged that he executed the same as the free act and deed of the said JEFFREY P. JOHNSON, STACY J. CARTER AND HUSBAND, BUFORD W. CARTER, AND LORI J. KELLEY.

My Commission Expires: 05/28/03

Notary Public