WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/01 16:03 2pgs
Fees:11.00 Taxes:629.00

20010430-0043463

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: 11-30-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric P. Johnson (NAME)	Bank of America (NAME)	MAP 103-0-9-0
5813 Vine Ridge Drive (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 099
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, The Estate of William H. Boyd, by and through Walter Lee Evans, III, Co-Executor and Ernest B. Evans, Co-Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric P. Johnson and Julie S. Burton, as joint tenants with right of survivorship

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 Lot No. 25 on the Plan of Hillwood Estates, Section One, as of record in Plat Book 1835, page 117, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William H. Boyd by deed from Douglas S. Henry, Jr., and wife, Loiette H. Henry of record in Book 2800, page 383, said Register's Office. The said William H. Boyd has since died and by Will of record in Will Book 194, page 531, Probate Court for Davidson County, Docket No. 94P-1789, ordered that the property be sold. By Order entered in said matter, Walter Lee Evans, III and Ernest B. Evans were appointed as Co-Executors.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 5813 Vine Ridge Drive, Nashville, TN 37205
(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 27th day of April, 2001

X _____
Walter Lee Evans, III, Co-Executor

X _____
Ernest B. Evans, Co-Executor

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 Walter Lee Evans, III, and Ernest B. Evans, Co-Executors of The Estate of William H. Boyd, 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 instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of April, 2001.

Notary Public

My Commission Expires: 11-30-2002