This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 168
PARCEL: 99
GROUP:

Send Tax Bills to:
Sharon K. Johnson and James T. Johnson
8829 Highway 100
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 05/01/01 12:47 2pgs
Fees:11.00 Taxes:81.40

20010501-0043821

WARRANTY DEED

THIS INDENTURE, made this 24th day of April, 2001 between

Margaret Whitfield

of County, Tennessee, hereinafter referred to as **Grantor**, and

Sharon K. Johnson and James T. Johnson as Tenants in Common with Right of Survivorship

of County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being a tract of land as shown on Property Map 168, Asseessor's Office of Davidson County, Nashville, Tennessee. Bounded in general by State Highway 100 on the North; Emmett Wayne Clem on the East; Kenneth Ursery on the South and West, more particularly described as follows:

Beginning at an iron pin set on the South margin (33' from the center) of State Highway 100, the Northwest corner of Emmett Wayne Clem etal (ref. Deedbook 6023 Page 245 R.O.D.C.) thence leaving Highway 100 and with Clem's West line following generally an ancient fence S08°05'08"E 287.48' to an iron pin set in a fence, a corner of Kenneth Ursery (ref. Deedbook 3135 Page 289 R.O.D.C.); thence leaving Clem and with Ursery's North and West lines S77°48'56"W 180.18' to an existing box beam; thence N20°10'21" E 165.00' to an iron pin set; thence N02°00'52" W 129.96' to an iron pin set on the South margin of State Highway 100; thence leaving Ursery and with the South margin of State Highway 100 N65°33'06"E 91.56' to the point of beginning according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7111-B Sweetgum Road Fairview, Tennessee 37062 Dated November 30, 2000.

Being the same property conveyed to Margaret Whitfield by Deed of record in Book 11487 Page 70 and by Order to Quite Title of record in Instrument Number 20010308-0022193, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description being different from the previous deed of record the source of the new description is a boundary survey dated November 30, 2000 prepared by, RANDOLPH L. CHAPDELAINE Registered Land Surveyor, Tennessee No. 1444, whose address is 7111-B SWEETGUM ROAD, FAIRVIEW, TN 37062

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2001 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Margaret Whitfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Whitfield the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of April,2001

Notary

My Commission Expires: 11/30/2002

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $22,000.00.

Affiant

Sworn to and subscribed before me, this 24th day of April, 2001

Notary Public

My Commission Expires: 11/30/2002

NOTARY PUBLIC AT LARGE