THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (JHR)
424 Church St., Suite 2000
Nashville, TN 37219

Box 62

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Mr. and Mrs. A. F. Johns, Jr.	Same	Map 117-13-B
P. O. Box 93, 400 Jefferson Pike		Parcel 168
Smyrna, TN 37167		

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, LANDSTAR DEVELOPMENT, LLC, a Tennessee limited liability company ("Grantor") has bargained and sold and does hereby bargain, sell, convey unto A. F. Johns, Jr. and wife, Jewell S. Johns ("Grantees"), the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

Being a certain residential building Site identified as Lot No. 1014, on the Plat of Abbottsford – Phase II, of record in Instrument No. 2001-05020044874, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Landstar Development, LLC, a Tennessee limited liability company, by deed from the Frank R. Leu Revocable Trust of record in Instrument No.2001-04190039007, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantees, their heirs, successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantees that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit A attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons whomsoever.

(Remainder of Page Intentionally Left Blank)

Davidson County DEEDWARR
Recvd: 05/16/01 10:02 3pgs
Fees:15.00 Taxes:537.99
20010516-0050582

WITNESS the signature of the duly authorized officer of Grantor this the 3 day of ~~April~~ May 2001.

LANDSTAR DEVELOPMENT, LLC

By: _____
William N. Adkins, Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William N. Adkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Landstar Development, LLC, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of limited liability company by himself as Chief Manager.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 3 day of May, 2001.

_____
NOTARY PUBLIC

My Commission expires: July 24, 2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $145,403.00.

_____
Affiant

Subscribed and sworn to before me, this the 15th day of May, 2001.

_____
Notary Public

My Commission Expires: 3/27/04

EXHIBIT A

Permitted Title Encumbrances

1. Real property taxes for 2001, and subsequent years, a lien but not yet due and payable.

2. Declaration of Restrictive Covenants and Reciprocal Easements dated January 21, 1985, of record in Book 6478, page 177, RODC as amended by instrument of record in Book 6530, page 242, RODC.

3. Water line easements of record in Book 1286, page 690, RODC, and of record in Book 1037, page 572, RODC.

4. The Plat of Phase II of Abbottsford, a planned unit development, of record in Instrument No. 2001-05020044874, RODC.

5. A Subdivision Plat of the Frank R. Leu Property of record in Book 6250, page 418, RODC.

6. Storm Water Detention Agreement of record in Book 6555, page 328, RODC.

7. Restrictive Covenants for Abbottsford of record in Book 6537, page 303, RODC, as amended by instrument of record in Book 6576, page 509, and as further amended in Book 6578, page 302, RODC.

8. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford Homeowners Association, Inc. of record in Book 8106, page 1, RODC, as amended by instrument of record in Book 8627, page 254, RODC and by instruments of record in Book 9381, page 876, Book 10458, page 810 and Inst. No. 2001-03300030930, RODC.

9. Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford of record in Instrument No. 20010502-0045152, RODC.