THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL:
132-9-124

Davidson County DEEDWARR
Recvd: 07/13/01 09:44 3pgs
Fees:18.00 Taxes:655.27

20010713-0074672

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$177,100.00**.

Charles R. Montgomery
Affiant

Subscribed and sworn to before me this the 6th day of July, 2001.

Bobbie Carney
Notary Public

BOBBIE CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/24/05

ADDRESS NEW OWNER(S) AS FOLLOWS:
MORTGAGEE:

McKinley F. Johnson, III
(Name)

STREET ADDRESS:

927 Battery Lane
Nashville, TN 37220

SEND TAX BILLS TO:

SAME
(Name)

STREET ADDRESS:

SAME

W A R R A N T Y D E E D

For and in consideration of the sum of **One Hundred Seventy-Seven Thousand One Hundred and 00/100 ($177,100.00) Dollars**, cash in hand paid by the hereinafter named Grantee (the "Grantee,") and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kieu Oanh Nguyen,** hereinafter referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **McKinley F. Johnson, III**, his heirs, successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, the following real property:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is unimproved property known as: 927 Battery Lane, Nashville, TN 37220

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantor warrants to Grantee, his heirs, successors and assigns, that there exist no mortgages, deed of

trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year, county and city, have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this 6 day of July, 2001.

Grantor:

Kieu Oanh Nguyen

Kieu Oanh Nguyen

Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Kieu Oanh Nguyen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 6th day of July, 2001.

Bobbie Cawley

Notary Public

BOBBIE CAWLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/26/05

J:\wp51\files\Johnson.wd

EXHIBIT "A"

Land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of the north part of Lot No. 6 on the Plan of Oak Hill Subdivision No. 1, as of record in Book 547, page 49, Register's Office for Davidson County, Tennessee, and being known as Lot "B" on the unrecorded Map by W. P. Russell and wife, of a subdivision of the north part of Lots Nos. 5, 6, and 7, of said plan described as follows:

BEGINNING at a point in the south margin of Battery Road, 25 feet west of the corner of said Lots Nos. 6 & 7, and being the corner of Lots "B" and "C"; thence with the margin of said Road, westerly 112.63 feet to a corner of Lot "A"; thence with the line between Lots "A" and "B" south 2 1/2 deg. west 387.5 feet to a point; thence south 89 deg. 45 min. east 112.5 feet to a point which is 25 feet west of the line between Lots Nos. 6 and 7; thence north 2 1/2 deg. east, parallel to said line, 390 feet to the point of beginning.

BEING the same property conveyed to Kieu Van Vo and wife, Kieu-Oanh Nguyen by Deed of Record in Book 8950, page 636, Register's Office for Davidson County, Tennessee. The said Kieu Van Vo having since died.