This instrument was prepared by:
LISA F. GARY
Attorney at Law
100 Town Center Parkway, Second Floor
P.O. Box 1797
Spring Hill, Tennessee 37174-1797
Deed drafted based upon information provided by the parties.

Davidson County DEEDWARR
Recvd: 07/16/01 08:22 2pgs
Fees:13.00 Taxes:125.80
20010716-0074960

Address New Owner:

Benny Walker
1611 22nd Avenue North,
Nashville, TN 37208

Send Tax Bills to:

New Owner

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JAMES A. JOHNSON and spouse, RHONDA LEWIS (in her marital capacity)** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BENNY WALKER** hereinafter called the Grantee, his heirs, successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

The legal description of said property is:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plans of S.A. Champions' Subdivision, and of record in book 161, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James A. Johnson by Deed from Sam Ridley and wife, Annie Ridley in Book 6083, Page 992, dated 6/16/83 and recorded 6/29/83, Register's Office, Davidson County, Tennessee.

MAP/PARCEL 81-11/118

The property is Encumbered as follows:

1. 2001 property taxes, a lien but not yet due and payable;

2. All matters of record in Plat Book 161, Page 132, Register's Office, Davidson County, Tennessee.

3. All matters, easements, restrictions, restrictive covenants, setback lines, right of ways, etc. of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and

assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of May 2001.

JAMES A. JOHNSON

RHONDA LEWIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, PAUL J. FEALK, the undersigned Notary Public in and for said County and State, the within named grantors, **James A. Johnson and Rhonda Lewis** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 30th day of MAY, 2001.

Notary Public

My commission expires: February 19, 2002

The actual consideration or value, whichever is greater, for this transfer is $34,000.00.

Affiant

PAUL J. FEALK NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

Sworn to and Subscribed before me,
This 30th day of MAY, 2001.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Notary Public

My commission expires: Feb. 19, 2002

MAURY COUNTY, TENN. NOTARY PUBLIC AT LARGE