FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Andrea May
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 20 01

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 1/26/02
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea May (NAME)	1st Trust Bank for Savings (NAME)	MAP 95-8
2558 Hibbits Road (ADDRESS)	P.O. Box 17257 (ADDRESS)	PARCEL 138
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, Emily Griffis, Executrix of the Estate of Sophie A. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrea May, a married person

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. 38 on the Plan of Woodberry Park, as of record in Book 2133, Pages 117, 118, and 119, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Hibbetts Road, at the corner of Lots 37 and 38; thence northeastwardly with the line between said Lots, 127.9 feet to a point in the southwest line of Lot No. 40; thence along the southwest line of Lots 40 and 39 southeastwardly 164.2 feet to a point in the north margin of Woodberry Drive, the corner of Lots 38 and 39; thence southwestwardly with the margin of the same, 80.8 feet to a point, the beginning of a curve; thence around said curve westwardly 39.8 feet to a point in the east margin of Hibbetts Road; thence with the margin of the same, northwestwardly 126.6 feet to the beginning.

BEING the same property conveyed to Henry V. Johnson and wife, Sophia A. Johnson by deed from Joe M. Claiborne, Jr., of record in Book 2541, Page 179, Register's Office for said County. The said Henry V. Johnson having predeceased Sophia A. Johnson, who died on September 17, 2000. Reference is made to the estate Probate File #00-P1575, Davidson County, TN. The Grantor herein is the Executrix of the estate authorized to convey the property.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2558 Hibbits Road, Nashville, TN 37214
(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 my hand this 31st day of July 20 01

Emily Griffis
Emily Griffis, Executrix

Davidson County DEEDWARR
Recvd: 08/02/01 15:12 3pgs
Fees:18.00 Taxes:381.10

20010802-0082438

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____ .

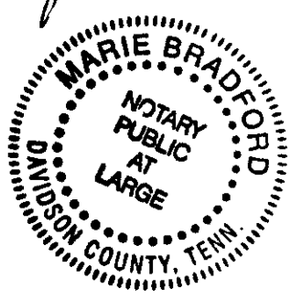
My commission expires _____ _____
Notary Public

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 Emily Griffis, Executor/Executrix for the Estate of Sophie A. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is an Executor/Executrix of the Estate of Sophie A. Johnson and as such Executor/Executrix he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 31st day of July, 2001.

My Commission Expires: 1/26/02 Marie Bradford



LEGAL DESCRIPTION CONTINUATION FILE BOX 45

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2133, Page 117, 118, and 119, said Register's Office.

Sophia A. Johnson and Sophie A. Johnson being one in the same person.