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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/01 13:46 2pgs
Fees:13.00 Taxes:802.90

20010822-0090748

G-6909-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Sprouse (NAME)	Chase Manhattan Mortgage Corp. (NAME)	MAP 97-16A
4852 Peninsula Pointe Drive (ADDRESS)	343 Thornall Street (ADDRESS)	PARCEL 83
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Edison, NJ 08837 (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, Jeffrey A. Johnson and wife, Mindy Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Sprouse, unmarried

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 and more particularly described as follows:

BEING Lot No. 14, on the Plan of The Peninsula, Phase Three, Section Two, of record in Plat Book 9700, Page 841, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey A. Johnson, unmarried by deed from Frank Batson Homes, Inc. of record in Book 11664, Page 276, Register's Office for Davidson County, Tennessee. Jeffrey A. Johnson having since married.

Mindy Johnson, spouse of Jeffrey A. Johnson, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property by virtue of the marriage.

Jeremy Johnson executes this instrument as Attorney-in-Fact on behalf of Jeffrey A. Johnson and Mindy Johnson, pursuant to the Power of Attorney of record in Instrument No. 20010822-0090746 and Instrument No. 20010822-0090747, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4852 Peninsula Pointe Drive, Hermitage, TN 37076
(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 our hand s this 20th day of August 2001

Jeffrey A. Johnson
By: Jeffrey A. Johnson by Jeremy A. Johnson
Jeremy Johnson, Attorney-in-fact

Mindy Johnson
By: Mindy Johnson by Jeremy A. Johnson
Jeremy Johnson, Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy Johnson, to me known to be the person who executed the foregoing instrument on behalf of Jeffrey A. Johnson and wife, Mindy Johnson, and acknowledged that he executed the same as the free act and deed of said Jeffrey A. Johnson and wife, Mindy Johnson.

Witness my hand and official seal at office, this August 20, 2001.

Notary Public

My Commission expires: 10-25-03

