40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/24/01 15:59 3pgs
Fees:18.00 Taxes:693.75
20010824-0091951

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,500.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF August, 2001

_____
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE
Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Jones (NAME)	New Owner (NAME)	MAP 4
8420 Sycamore Creek Road (ADDRESS)	(ADDRESS)	PARCEL 166
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(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, David Johnson and wife, Robin T. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Jones and wife, Kathy Jones

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:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as 8420 Sycamore Creek Road, Joelton, TN 37080
(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 24th day of August, 2001

David Johnson

Robin T. Johnson

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 David Johnson and wife, Robin T. Johnson

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 2001.

Commission expires 7/26/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

My Commission Expires July 26, 2003

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

My commission expires _____

Notary Public

EXHIBIT A

A certain parcel or tract of land in the 2nd (formerly 14th) Civil District of Davidson County, Tennessee. Said parcel being more particularly described according to a survey made by William M. Keel, Registered Land Surveyor No. 990, dated July 25, 1989, as follows:

BEGINNING at an iron pin in the East right-of-way of Huffman Road, said point being the Southwest corner of the James A. Hamilton, Jr. property, of record in Book 6845, page 733, of the Register's Office of Davidson County, Tennessee. Thence, with Hamilton's line South 71 degrees 29 minutes 45 seconds East, 391.81 feet to an iron pin in a pile of stones. Thence, South 71 degrees 29 minutes 45 seconds East, 631.02 feet to a driven axle found this survey. Thence, South 71 degrees 46 minutes 37 seconds East, 501.12 feet to an iron pin in a fence corner. Thence, leaving Hamilton's line and with a fence, South 12 degrees 05 minutes 08 seconds West, 112.39 feet to an iron pin. Thence, South 04 degrees 23 minutes 52 seconds West, 120.69 feet to an iron pin. Thence, leaving the fence, North 73 degrees 52 minutes 48 seconds West, 464.13 feet to an iron pin at the base of a tree. Thence, North 73 degrees 56 minutes 30 seconds West, 337.86 feet to an iron pin. Thence, North 02 degrees 26 minutes 30 seconds East, 122.84 feet to an iron pin at the base of an oak. Thence, North 88 degrees 39 minutes 19 seconds West, 472.49 feet to an iron pin. Thence, North 89 degrees 38 minutes 19 seconds West, 472.49 feet to an iron pin. Thence, North 89 degrees 38 minutes 42 seconds West, 107.33 feet to an iron pin in the East margin of Huffman Road. Thence, with said margin, North 08 degrees 02 minutes 24 seconds West, 67.36 feet to an iron pin. Thence, North 11 degrees 31 minutes 27 seconds West, 293.98 feet to the beginning and containing 8.03 acres, more or less.

This property is conveyed subject to an easement for ingress and egress as described in Deed Book 7924, page 639, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Johnson and wife, Robin T. Johnson, by deed from William N. Edgin and wife, Delores D. Edgin of record in Book 7924, page 639, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.