WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/01 14:48 3pgs
Fees:18.00 Taxes:525.40
20011018-0113928

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 2001

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VAN THOMPSON BROWN, JR. (NAME)	same (NAME)	MAP 91-15
227 MOCKINGBIRD (ADDRESS)	(ADDRESS)	PARCEL 185
NASHVILLE, TN 37205 (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 B. JOHNSON, CARLOS MICHAEL JOHNSON, PATSY ANN JOHNSON JACKSON, AND EDNA IMOGENE JOHNSON MCSHANE, by and through PATSY ANN JACKSON, Attorney in Fact, * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VAN THOMPSON BROWN, JR. d/b/a BLS ENTERPRISES

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:

Being part of Block No. 16 on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition to Nashville, as of record in Book 421, page 18, Register's Office for said County, described as follows:

BEGINNING at the northwest corner of 51st Avenue North and Dakota Avenue; thence with the northerly margin of Dakota Avenue westerly 70 feet to the southwest corner of the property conveyed to F. E. Stewart and wife, by deed from D. G. Cannon and wife, of record in Book 1320, page 272, said Register's Office; thence with Stewart's easterly line northerly 150 feet to the southerly margin of an alley; thence with said alley easterly 70 feet to the westerly margin of 51st Avenue North; thence with said Avenue southerly 150 feet to the beginning.

Being the same property conveyed to Carl B. Johnson and wife, Florencene Johnson by deed of record in Book 4734, page 277, Register's Office for Davidson County, Tennessee. The said Carl B. Johnson having since died on July 24, 1996, survived by Florencene Johnson a/k/a Florence Johnson. The said Florencene Johnson a/k/a Florence Johnson having since died on August 31, 2001, survived by her heirs at law, David B. Johnson, Carlos Michael Johnson, Patsy Ann Johnson Jackson, and Edna Imogene Johnson McShane.

Affidavit 20011018-0113926

PATSY ANN JACKSON executes this instrument as Attorney in Fact for EDNA I. MCSHANE pursuant to Power of Attorney recorded simultaneously herewith.

FLORENCENE JOHNSON AND FLORENCE JOHNSON were one and the same person.

CONTINUED

This is unimproved ( ) improved (X) property, known as 5100 DAKOTA AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Heirs at Law of FLORENCENE JOHNSON a/k/a FLORENCE JOHNSON, DECEASED

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 11th day of October, 2001

DAVID B. JOHNSON

PATSY ANN JOHNSON JACKSON

CARLOS MICHAEL JOHNSON

EDNA IMOGENE JOHNSON MCSHANE
BY: PATSY ANN JACKSON, ATTORNEY IN FACT

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, PATSY ANN JACKSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the Attorney In Fact for EDNA IMORGENE JOHNSON MCSHANE and is authorized by EDNA IMOGENE JOHNSON MCSHANE to execute her instrument on their behalf.

Witness my hand and official seal this 11th day of October, 2001.

My commission expires: 4/28/04

NOTARY PUBLIC

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID B. JOHNSON, CARLOS MICHAEL JOHNSON AND PATSY ANN JOHNSON JACKSON, the within named bargainors, with whom I am personally acquainted or proved to be 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 this 11th day of October, 2001.

My commission expires: 4/28/04

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

LEGAL DESCRIPTION CONTINUATION

EDNA I. MCSHANE AND EDNA IMORGENE JOHNSON MCSHANE are one and the same person.

PATSY ANN JACKSON and PATSY ANN JOHNSON JACKSON are one and the same person.

This is not the principal residence of the Grantors.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

The aforesaid heirs at law are likewise the equal beneficiaries under the terms of the Last Will and Testament of Florence Johnson, deceased, dated October 27, 1997, admitted to Probate for Muniment of Title only (TCA 32-2-111) Davidson County Seventh Circuit Court (Probate Division) No. 01P-1614.