WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 80,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 24th day of OCTOBER, 2001.

NOTARY PUBLIC
My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 10/25/01 15:45 2pgs
Fees:13.00 Taxes:296.00

20011025-0117125

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201 file#0110-30

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Donald R. Ellis, & Janet S. Ellis 603 Keeton Ave. Old Hickory, Tennessee 37138	New Owner	43 - 4 / 1.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Donald R. Ellis and wife, Janet S. Ellis, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **DENA L. JOHNSON**, and Spouse, **RICHARD N. JOHNSON**, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

DONALD R. ELLIS and wife, **JANET S. ELLIS**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Swinging Bridge Heights, as of record in Book 2854, page 114, said Register's Office, as follows:

BEGINNING at a point in the northeasterly margin of Keaton Avenue at the corner of Lots 16 and 17; thence with the line between said lots northeasterly 150 feet to the line of Lot 33; thence with the line between Lots 17 and 33 southeasterly 95 feet to the northwesterly margin of Miller Drive; thence with the margin of the same, southwesterly 125 feet to the beginning of a curve; thence around said curve westerly 39.27 feet to the margin of Keaton Avenue; thence with the margin of the same, northwesterly 70 feet to the point of beginning.

Being the same property conveyed to Dena L. Johnson by deed from F. E. Stratton, Jr. and wife, Bettie S. Stratton of record in Book 11612, page 379, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

Richard N. Johnson executes this deed to convey any interest he may have, marital or otherwise.

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. 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. 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.

The herein described property is subject to the following:
2001 Property taxes are to be prorated and assumed by the GRANTEES.
Restrictions of record in Book 3104 , page 313 , Register's Office for Davidson Co., TN.

This is improved property known as: 601 Keeton Ave., Old Hickory, TN 37138.

Witness our hands this 24TH day of OCTOBER, 2001.

Dena L. Johnson

Richard N. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Dena L. Johnson and Richard N. Johnson the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24TH day of OCTOBER, 2001.

NOTARY PUBLIC

My Commission Expires: 3-27-04

NOTARY PUBLIC AT LARGE LEROY JOHNSTON ELLIS IV DAVIDSON COUNTY TENN

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WARRANTY DEED

From: Dena L. Johnson and Spouse, Richard N. Johnson

To: Donald R. Ellis and wife, Janet S. Ellis

Property:

601 Keeton Ave. Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003