WARRANTY DEED

BOX 10-A

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

G1185-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 2001

KATHY SNIDER NOTARY Exp. 07/27/2002 PUBLIC AT LARGE TN DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: (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
Kendall O. Johnson (NAME)	same as new owner (NAME)	MAP 105-01
448 Claircrest Drive (ADDRESS)	(ADDRESS)	PARCEL 197
Antioch, TN 37013 (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, Phillip G. Baumal and Melissa J. Dossey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kendall O. Johnson

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 the easterly 35 feet, more or less, of Lot No. 76, Boyd's Addition, said part of said lot fronts 35 feet on the south side of Tremont Avenue and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Phillip G. Baumal and Melissa J. Dossey by deed from Southeastern Residential Properties, LLC of record in Instrument No. 20001130-0117485, Register's Office for Davidson County, TN.

THE GRANTORS HEREBY MAKE OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE DOMICLE OF PHILLIP G. BAUMAL OR MELISSA J. DOSSEY.

Melissa J. Dossey executes this instrument as Attorney-in-Fact on behalf of Phillip G. Baumal, pursuant to the Power of Attorney recorded in Instrument No. 20011107-0122389, Register's Office for Davidson County, TN.

Davidson County DEEDWARR
Recvd: 11/07/01 14:37 2pgs
Fees:13.00 Taxes:407.00

20011107-0122390

unimproved ( )
This is improved (X) property, known as 1403-A Tremont Street, Nashville, TN 37212
(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 31st day of October 2001

X Phillip G. Baumal
Phillip G. Baumal
By: X Melissa J. Dossey POA
Melissa J. Dossey, Attorney-in-fact

X Melissa J. Dossey
Melissa J. Dossey

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa J. Bossey the bargainor, 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. Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 2001.

My Commission Expires: 01/29/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 in _____, Tennessee on this the _____ day of _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this 31st day of October, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Melissa J. Bossey to me known to be the person who executed the foregoing instrument on Behalf of Phillip G. Baumal, and acknowledged that she executed the same as the free act and deed of the said Phillip G. Baumal.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of October, 2001.

My Commission Expires: 01/29/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

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

_____
Notary Public

My Commission Expires: _____