Box 28A

01140015

This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ., 2100 Parkway Towers, Nashville, Tennessee 37219

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
Lisa M. Curtis 5905 Carl Place Nashville, Tennessee 37209	Union Planters Bank P. O. Box 2127 Memphis, TN 38101-2127	91-06 114.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Seventy Thousand Dollars ($70,000.00).

Lisa M. Curtis
AFFIANT

Sworn to and subscribed before me this 28th day of December, 2001.

Jo Ann Smith
Notary Public
My Commission Expires: 9/28/02

JO ANN SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 12/31/01 12:36 3pgs
Fees:18.00 Taxes:259.00
20011231-0144963

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, ERNEST M. JOHNSON, ANNA L. JOHNSON, NELSON W. GOODMAN, MARY L. GOODMAN, NATHAN C. BATSON and TAMMY RENEE BATSON, have this date bargained and sold, and do hereby transfer and convey unto LISA M. CURTIS certain real estate in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 29 on the Plan of West Park Addition, of record in Book 2330, Page 39, Register's Office, Davidson County, Tennessee.

SAID Lot No. 29 fronts 52 feet on the southerly side of Carl Place and runs back between parallel line 126 feet to a dead line in the rear.

BEING the same property conveyed by Ernest M. Johnson, et ux, Thelma Johnson, to Ernest M. Johnson et ux, Thelma A. Johnson, as to a life estate with a one-third remainder interest vested in Ernest Johnson, Jr., et ux, Anna L. Johnson; a one-third remainder interest vested in Nelson W. Goodman et ux, Mary L. Goodman, and a one-third remainder interest vested in Nathan C. Batson et ux, Tammy Renee Batson, by deed of record in Book 9285, Page 221, Register's Office, Davidson County, Tennessee, the said Thelma A. Johnson having since died and her interest therein passing to her husband, Ernest M. Johnson, and the said Ernest Johnson, Jr., having since died, and his interest therein passing to his wife, Anna L. Johnnson.

This property is conveyed subject to all easements, covenants, setback lines, conditions and encumbrances of record.

unimproved ( )
This is improved (X) property known as:

5905 Carl Place, Nashville, Tennessee 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 HANDS, this 28th day of December, 2001.

Ernest M. Johnson by Tammy R. Batson, POA

ERNEST M. JOHNSON by
TAMMY RENEE BATSON, POA
of record as Instrument No. 20011108-0122766, RODC

Anna L. Johnson

ANNA L. JOHNSON

Nelson W Goodman by Mary L Goodman POA

NELSON W. GOODMAN by
MARY GOODMAN, POA
of record as Instrument No. 20011221-0141153, RODC

Mary L Goodman

MARY L. GOODMAN

NATHAN C. BATSON

TAMMY RENEE BATSON

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tammy Renee Batson, to me known to be the person who executed the foregoing instrument on behalf of Ernest M. Johnson, and acknowledged that she executed the same as the free act and deed of the said Ernest M. Johnson.

Witness my hand and official seal at office this 28th day of December, 2001.

My Commission expires:
9/28/02

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ANNA L. JOHNSON, MARY L. GOODMAN, NATHAN C. BATSON AND TAMMY RENEE BATSON, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 28th day of December, 2001.

My Commission expires:
9/28/02

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mary L. Goodman, to me known to be the person who executed the foregoing instrument on behalf of Nelson W. Goodman, and acknowledged that she executed the same as the free act and deed of the said Nelson W. Goodman.

Witness my hand and official seal at office this 28th day of December, 2001.

My Commission expires:
9/28/02

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that ____ executed the within instrument for the purposes therein contained.

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

My Commission expires:
_____

_____
Notary Public