Davidson County DEEDQC
Recvd: 01/25/02 10:58 3pgs
Fees:17.00 Taxes:0.00
20020125-0010662

QUITCLAIM DEED

Map No. 161-2
Parcel No. 62

Send tax bills to: Mr. and Mrs. James M. Johnson
1268 John Sharp Road, Springhill, TN. 37174

AFFIDAVIT OF VALUE

I swear or affirm that the actual consideration given for the transfer of this property was none.

James M. Johnson
JAMES M. JOHNSON

Sworn or subscribed before me on the 23RD day of JANUARY 2002.

My license expires MY COMMISSION EXPIRES AUGUST 23, 2005

Henry L. Parrott
Notary Public

HENRY L. PARROTT JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

We, James M. and Mary A. Johnson, the Grantor(s), hereby transfer and assign all of our right, title and interest in and to the real property described on Exhibit A attached to this document to The James and Mary Johnson Living Trust, and the Grantee, effective the day and date written below.

Signed effective the 1st day of January, 2001 .

GRANTOR(S):

James M. Johnson
JAMES M. JOHNSON

Mary A. Johnson
MARY A. JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

James M. and Mary A. Johnson personally appeared before me on 23RD day of JAN., 2001, and acknowledged that they signed the attached document, for the purposes stated therein. They, are known to me or personally acknowledged their identity.

My license expires: MY COMMISSION EXPIRES AUGUST 23, 2005

Henry L. Parrott
Notary Public

HENRY L. PARROTT JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

THIS INSTRUMENT PREPARED BY:
T. EDWARD SETTLES, ESQ.
683 BEESLEY RD.
MURFREESBORO, TN 37128
(615) 904-8636
itisyourmoney@home.com

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Improved property known as 480 Westcrest Drive, Nashville, Tennessee, more particularly described on the prior deed attached as Exhibit B.

Being the same property conveyed to Grantors by deed of record in Book 4063, Page 472, Register's Office, Davidson County, TN.

This document has been prepared from the information provided by the Grantor. The preparation of this deed neither makes nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

K4063

Exhibit B

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. & Mrs. James Morris Johnson, (NAME)	Guaranty Mortgage Company, (NAME)	60-66992
490 Westcrest Drive, (STREET ADDRESS OR ROUTE NUMBER)	316 Union St., (STREET ADDRESS)	Map. 161-2
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (STATE)	Par. 62 PW

This instrument prepared by Theodore H. Pailet, 833 Ridley Blvd., Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 ($10.00) DOLLARS cash in hand paid by James Morris Johnson and wife, Mary A. Johnson BOOK 4063 PAGE 472 hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, Atlas Construction Company, a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee, hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said 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 Lot No. 10 on the Plan of McMurray Hills, Section I, of record in Book 3700, page 5, Register's Office for Davidson County, Tennessee. Said Lot No. 10 fronts 75.0 feet on the northerly margin of Westcrest Drive and extends back on the easterly line 318.8 feet, more or less, and 274.6 feet, more or less, on the westerly line to a rear line on which it measures 82.0 feet more or less. Being the same property conveyed to Atlas Construction Company by deed from Andrew Ewing, Trustee, of record in Book 4010, page 414, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This is improved ( ) property, known as Westcrest Drive, Nashville, Tenn. (House Number) (Street) (P. O. Address) (City or Town) (Postal Zone)

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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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. 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.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 26th day of September, 19 66

ATLAS CONSTRUCTION COMPANY

Attest:

By: Theodore H. Pailet
Theodore H. Pailet, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, A. M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared Theodore H. Pailet 2239 STATE TAX $ PROBATE 50 TOTAL $ 2239 PAID SEP 30 1966 SEP 30 1966 R. E. WORRALL COUNTY CLERK DAVIDSON COUNTY, TENN. personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the Atlas Construction Company the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Theodore H. Pailet as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 26th day of September, 19 66

My commission expires February 16, 1969 Notary Public.

TENNESSEE TITLE COMPANY

45788

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY STATE OF TENN.

Sep 30 1 58 PM

NOTED: BOOK 115 PAGE 8

RECORDING FEE $ 2.00

DEP. REG.

JAMES MORRIS JOHNSON ET UX To ATLAS CONSTRUCTION COMPANY

Corporate Warranty Deed From

GUARANTY MORTGAGE CO. OF NASHVILLE

TENNESSEE TITLE COMPANY

INSURANCE FEE # 14925 700

CLERK'S STAMP

G 472