Christine R. Roller

CHRISTINE R. ROLLER NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

MY COMMISSION EXPIRES: 8/12/03

Prepared by:
Charles E. Reed
Attorney at Law
1930 Ransom Drive
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $114,900.00

Affiant

OFFICIAL SEAL CHARLES E. REED NOTARY PUBLIC - TENNESSEE STATE-AT-LARGE My Comm. Expires March 18, 2002

Subscribed and sworn to before me, this 25th day of January, 2002

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Map/Group/Parcel
Pamela S. Johnson 1120 Jackson's View Road Hermitage, TN 37076	Pamela S. Johnson 1120 Jackson's View Rd. Hermitage, TN 37076	086/07/20.00

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Clifford T. Guthrie, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Pamela S. Johnson, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 59 on the Plan of Jackson's Retreat, Phase 1, Section 2, of record in Book 5200, pages 334 and 335, as amended in Book 5972, page 96, and Book 6077, page 965, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete and accurate legal description.

Being the same property conveyed to Clifford T. Guthrie, unmarried, by Deed from American Equity Investment, of record at Book 10932, page 929, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Year 2002 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.
2. All matters appearing on the plan of Jackson's Retreat, Phase 1, Section 2, of record in Plat Book 5200, pages 334 and 335, as amended in Book 5972, page 96, and Book 6077, page 965, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 6806, page 156, and Book 7127, page 775, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. Grantor covenants with Grantee that Grantor 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. Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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.

Davidson County DEEDWARR
Recvd: 02/14/02 10:39 2pgs
Fees:13.00 Taxes:425.13
20020214-0019580

This property is improved property known as: 1120 Jackson's View Road, Hermitage, TN 37076.

WITNESS my hand this 24th day of January 2002.

Clifford T. Guthrie

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifford T. Guthrie and, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 25th day of January, 2002.

OFFICIAL SEAL
CHARLES E. REED
NOTARY PUBLIC - TENNESSEE
STATE-AT-LARGE
My Comm. Expires March 18, 2002

Notary Public

My Commission expires: 03/18/2002

CHRISTINE R. ROLLER
NOTARY
PUBLIC
AT
LARGE
WILSON CO., TENN.

MY COMMISSION EXPIRES
/03