This Instrument Prepared Without Title From
Documents and Information Provided By The Parties By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Joseph K. Johnston
624 Rebel Road
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Vera Inez Stephens and Barbara Ann Stephens
109 Ryburn Drive
Old Hickory, Tennessee 37138

MAP **53-2**
GROUP
PARCEL **105**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vera Inez Stephens and Barbara Ann Stephens as joint tenants, with right of survivorship,** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Joseph K. Johnston and wife, Lisa L. Johnston,** hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County Tennessee being Lot 20 on the Plan of Fairway View, Section I and a part of Section II as of record in Book 4675, page 55, Register's Office for Davidson County, Tennessee and being more particularly described as follows:
>
> Said Lot 20 fronts 90 feet on the Southwesterly side of Ryburn Drive and runs back between lines 154.7 feet on the Northwesterly line and 168.3 feet on the Southeasterly line to a dead line on which is measures 91 feet.
>
> Being the same property conveyed to Vera Inez Stephens and Barbara Ann Stephens by quitclaim deed from Vera Inez Stephens and husband, Clarence Estill Stephens dated October 13, 1900, of record in Instrument 20001017-0102834, page 1, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 219 Ryburn Drive, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

Davidson County DEEDWARR
Recvd: 02/19/02 09:53 3pgs
Fees:18.00 Taxes:107.30
20020219-0020730

1. Subject to Real Property Taxes for 2002, a lien not yet due and payable. Map 53-2, Parcel 105. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2002 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

This document was prepared from information and documents provided by the parties, without title search, none having been requested by the parties.

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,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their 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.

WITNESS our hand this the 14th day of February, 2002.

Vera Inez Stephens

Barbara Ann Stephens

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Vera Inez Stephens and Barbara Ann Stephens**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of February, 2002.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE
My Commission Expires Dec. 15, 2004

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $29,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of February, 2002.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/2004

PATRICIA M. GWIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE
My Commission Expires Dec. 15, 2004