THIS INSTRUMENT PREPARED BY:
Stephanie H. Gore
Suite 310, Cummins Station
209 10th Avenue South
Nashville, TN 37203

RETURN TO:
Richland Title & Escrow, LLC
Box 40B

ADDRESS NEW OWNER AS FOLLOWS:
Jason M. Johnson
131 Demoss Road
Nashville, TN 37209

SEND TAX BILLS TO:
US Bank Home Mortgage
P. O. Box 7298
Springfield, OH 45501

MAP-PARCEL NOS.
103-02-242

WARRANTY DEED

For and in consideration of the sum of ($85,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JWC Specialties**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason M. Johnson and wife, Amanda Johnson**, hereinafter called the Grantee, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. Two as shown on the plan entitled "Demoss Subdivision" as recorded in Plat Book 9700, Page 116, Register's Office of Davidson County, Tennessee, and being described according to a survey dated December 19, 1995 and prepared by Kevin L. Birdwell, R. L. S. No. 1797 and being more particularly described as follows:

BEGINNING at an iron pin set in the west right-of-way line of Demoss Road, a 50 foot wide right-of-way, said pin lying 20 feet west of the centerline of said road and also being the common corner of Lot One and Two as shown on the plan entitled "Demoss Subdivision" as recorded in Plat Book 9700, Page 116, Register's Office of Davidson County, Tennessee, and being the southeast corner of the herein described tract of land; thence, leaving the west right-of-way line of Demoss Road and with the common line of Lot One, S68 degrees, 30', 00"W, 133.41 feet to an iron pin set in the east line of Lot Four of the aforementioned Demoss Subdivision; thence, with the east line of Lot Four, N28 degrees, 32', 51"W, 14.54 feet to an iron pin set; thence, continuing with the east line of Lot Four, N21 degrees, 30', 00"W, 62.45 feet to an iron pin set at the common west corner of Lot Two and Three of the aforementioned Demoss Subdivision; thence, leaving the east line of Lot Four and with the common line of Lot Three, N71 degrees, 16', 31"E, 50.63 feet to an iron pin set; thence, continuing with said common line, N76 degrees, 26', 24"E, 102.74 feet to an iron pin set in the west right-of-way line of Demoss Road; thence, with the west right-of-way line of Demoss Road, S05 degrees, 37', 49"E, 62.63 feet to the point of beginning.

BEING the same property conveyed to JWC Specialties by deed from James Holt Walker of record as Instrument No. 200201070002160, Register's Office of Davidson County, Tennessee.

The legal description is the same as the previous instrument of record.

The property herein conveyed is subject to taxes for the current year and any and all easements and restrictions of record.

This is improved property known as: 102 Demoss Road, Nashville, Tennessee 37209.

Davidson County DEEDWARR
Recvd: 03/04/02 13:54 2pgs
Fees:13.00 Taxes:314.50
20020304-0026916

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, their heirs and assigns, forever; and Grantor does covenant with the said Grantee 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; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28th day of February, 2002.

JWC Specialties

BY: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

_____
Affiant

Subscribed and sworn to before me this
28th day of February, 2002.

_____
Notary Public
My commission expires: 7/27/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ben Johnson with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Agent of JWC Specialties, the within named bargainor, and that he as such Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of JWC Specialties by himself as JWC Specialties.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 2002.

_____
Notary Public
My Commission Expires: 7/27/02