Bk 44

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Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $93,500.00

Affiant

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

Notary Public
My commission expires: ~~03/28/04~~ 3/28/04

Davidson County DEEDWARR
Recvd: 03/07/02 15:32 2pgs
Fees:13.00 Taxes:345.95
20020307-0029062

Address of New Owner:	Send Tax Bills to:	Tax Information
Philip Rosenberg 8460 Poplar Creek Road Nashville TN 37221	New Owner	155-00-0010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ina Christine Laster Haile, now Ina Christine Johnson, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Philip Rosenberg, hereinafter called the Grantees, their successors 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 more particularly described as follows:
Beginning at a stake on the north bank of Poplar Creek just above where a short branch from the north side empties into Poplar Creek and in the south edge of the Poplar Creek Road, Z.B.Hunt's boundary line; thence North 17' west 10 1/5 poles to a cedar, S.L. Mays' corner; thence with his line North 2' West 23 3/4 poles to a stone with two hickories marked as pointers, his corner; thence with S.L. Davis' line North 87' West 32 1/5 poles to a stone with red oak and chestnut pointers in Sammie May Bradford's east boundary line; thence with her line South 3' West 38 1/2 poles to an iron pin, her southeast corner in Milton Sawyer's line; thence with Milton Sawyer's line South 88' East 21 poles to a sugar tree over the head of a spring, formerly Ed L. Smith's corner, now Charlie Smith's corner; thence with Charlie Smith's line North 77' East 16 4/5 poles to the beginning, containing 8.1 acres, more or less.

Being the same property conveyed to Henry Clay Haile and wife, Ina Christine Laster Haile by deed from Ora Hunter Russell of record in Book 3135, page 581, Register's Office for Davidson County, Tennessee. The said Henry Clay Haile is now deceased.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Carl Johnson, husband of Ina Christine Johnson, joins in the execution of this instrument for the purposes of conveying his marital interest, if any, in subject property.

This property is improved property known as 8460 Poplar Creek Road, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

WITNESS my hand this 28th day of February, 2002.

Ina Christine Johnson

Carl Johnson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ina Christine Johnson and Carl Johnson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 28th day of February, 2002.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission expires 03/28/04

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004