Davidson County DEEDWARR
Recvd: 03/07/02 16:11 2pgs
Fees:13.00 Taxes:555.00

20020307-0029134

After Recording Return To:
TransContinental Title Company
2630 Elm Hill Pike, Suite 100
Nashville, TN 37214
Deal No. 3852

WARRANTY DEED

This instrument, made and entered into on this the 11th day of February 2002, by and between JOEL JOHNSON and JENNIFER JOHNSON, husband and wife, Parties of the First Part, and ALEX BOCK a unmarried man and EMILY J. WARDEN, a unmarried woman, joint tenants with rights of survivorship Parties of the Second Part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Parties of the First Part has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Parties of the Second Part, their successors and assigns, the following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 216, ON THE PLAN OF PHASE FIVE VILLAGES OF BRENTWOOD, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 896, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOEL JOHNSON AND JENNIFER JOHNSON, BY DEED FROM JUDY R. COPELAND AND HUSBAND, HOWARD COPELAND, DATED 10/28/1997 AND RECORDED 02/05/1998 IN BOOK 10784, PAGE 494, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX PARCEL IDENTIFICATION # 161-10-B-25.00

PROPERTY ADDRESS: 5240 Village Trace, Nashville, TN

TO HAVE AND TO HOLD unto the said Parties of the Second Part, their successors and assigns, in fee simple forever.

And the said Parties of the First Part covenants with the Parties of the Second Part, their successors and assigns, that she is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises are free from all encumbrance, and that she, the Parties of the First Part, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Parties of the First Part has hereunto set her hand and seal on this the day and date first above written.

JOEL JOHNSON

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, JOEL JOHNSON, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid this the 11th day of February, 2002.

ABR
Notary Public

My Commission Expires:

ALAN D. ROBERTS
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

IN WITNESS WHEREOF, the Parties of the First Part has hereunto set her hand and seal on this the day and date first above written.

Jennifer Johnson
JENNIFER JOHNSON

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, JENNIFER JOHNSON , with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 10th day of February, 2002.

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

My Commission Expires:

7-30-05

I, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 150,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 10 day of February, 2002

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

My commission expires:

7-30-05

Name and Address of Property Owner:
Alex Beck & Emily J. Warden
5240 Village Track
Nashville, TN 37211

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Alex Beck
5240 Village Track
Nashville TN 37211

No title search was preformed on the subject property. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Perl, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103