WARRANTY DEED

The actual consideration or value for this transfer is $ 81,000.00.

Deborah Taylor
AFFIANT

STATE OF TENNESSEE
COUNTY OF Sumner

SWORN TO AND SUBSCRIBED before me this 17th day of FEBRUARY, 2002.

Jeannie Bradshaw
NOTARY PUBLIC
My Commission Expires: 6-12-04

Davidson County DEEDWARR
Recvd: 04/08/02 12:29 2pgs
Fees:13.00 Taxes:299.70
20020408-0042469

JEANNIE BRADSHAW NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE
My Commission Expires JUNE 12, 2004

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 208 Nashville, TN 37201, file#0201-15

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Sidney Properties Investment, L.L.C. 254 Glenn Stone Cr Brentwood, TN 37027	254 Glenn Stone Cr Brentwood, TN 37027	53 - 2 / 44.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Sidney Properties Investment, L.L.C., a Tennessee Limited Liability Company and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **Scott J. Johnson**, and wife, **Diana M. Johnson**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

Sidney Properties Investment, L.L.C., a Tennessee Limited Liability Company, the GRANTEE herein, its heirs successors and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 179 on the Plan of Section "C" Village of Old Hickory, as of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee, and Lot No. 179-A on the Plan of Section "C-1", Village of Old Hickory, of record in Book 1424, page 130, Register's Office for Davidson County, Tennessee, and described together as follows:

Said Lots front 62 feet on the westerly side of Bryan Street and run back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Scott J. Johnson and wife, Diana M. Johnson by deed from Jerry Mick and wife, Carole Mick of record in Book 10336, page 975, Register's Office for Davidosn County, Tennessee.

The above description is the same as in the previous deed of record.

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, its heirs successors and assigns, forever. We do covenant with the said GRANTEE that we are lawfully seized 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. We do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its heirs successors and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2002 Property taxes are to be prorated and assumed by the GRANTEE;
Right-of-way easement to Nashville Industrial Corp., of record in Book 626, page 556;
Right-of-way easement for Telephone lines of record in Book 662, page 743, Register's Office for Davidson County, Tennessee

This is improved property known as: 1310 & 1312 Bryan Street, Old Hickory, TN. 37138.

Witness our hands this 17 *day of* FEBRUARY, *2002.*

Scott J. Johnson

Diana M. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, *a Notary Public in and for said County and State, the within named* Scott J. Johnson and Diana M. Johnson *the bargainer(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee this* 19 *day of FEBRUARY, 2002.*

Leroy J. Ellis IV

NOTARY PUBLIC

My Commission Expires: 3-27-04

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC LARGE DAVIDSON COUNTY

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WARRANTY DEED

From: Scott J. Johnson and wife, Diana M. Johnson

To: Sidney Properties Investment, L.L.C. a Tennessee Limited Liability Company

Property:

1310 & 1312 Bryan Street Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003