Davidson County DEEDWARR
Recvd: 04/18/02 12:54 4pgs
Fees:22.00 Taxes:0.00
20020418-0048313

| THIS INSTRUMENT PREPARED BY:<br>Jeffrey Mobley<br>GULLETT, SANFORD, ROBINSON & MARTIN, PLLC<br>Third Floor<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | This transfer is exempt from<br><br>real estate transfer tax<br><br>pursuant to T.C.A.<br><br>§67-4-409(a)(3)(A). |
|---|---|

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Virginia S. Johnson<br>210 Derby Glen Lane<br>Brentwood, TN 37027 | Same | 117-9-B-2500<br>7DA-79600 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Robert M. Johnson, hereinafter called the Grantor, for the purpose of terminating a tenancy by the entirety between the Grantor and the Grantor's spouse, Virginia S. Johnson, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Virginia S. Johnson, has bargained and sold, and by these presents does transfer and convey unto Virginia S. Johnson, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. 2001 and 2002 State and County taxes, a lien not yet due and payable, which have been assumed by the Grantee.

2. Any matters of record.

**TO HAVE AND TO HOLD** said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 12 day of APRIL, 2002.

Robert M. Johnson

174688.1

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert M. Johnson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of April, 2002.

Glenda S. Burns
Notary Public

My Commission Expires: _____

GLENDA S. BURNS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

## EXHIBIT A

## Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 25 on the Plan of Longwood, as of record in Book 5200, page 86, and amended in Book 5419, page 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Subject to restrictions of record in Book 5344, page 353; easement for sanitary sewers and/or storm drainage of record in Book 6925, page 836; easement for sanitary sewer of record in Book 3401, page 531; easement for sanitary sewers and/or storm drainage of record in Book 5287, page 712; quitclaim deed of all common areas in Longwood of record in Book 5717, page 64; and all matters as shown on the Plan of Record.

Being the same property conveyed to Robert M. Johnson and wife, Virginia Shaw Johnson, by deed from Edward B. Carr and wife, Annelle Carr, of record in Book 7549, page 471, Register's Office for Davidson County, Tennessee.

Virginia S. Johnson and Virginia Shaw Johnson are one in the same person.

This is improved property known as 210 Longwood Court, Nashville, Tennessee 37215.