Send tax bills to:

George J. Johns
2620 Brownwood Dr.
Nashville, TN 37214

This instrument prepared by:

Michael W. Ferrell
Attorney at Law
3125 N. Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

Address of New Owner(s):

Same

Davidson County DEEDWARR
Recvd: 04/18/02 14:04 3pgs
Fees:18.00 Taxes:240.50
20020418-0048392

Map: 81
Group:
Parcel: 48

Improved:
Unimproved: X

WARRANTY DEED

THIS INDENTURE made and entered into on this the 16 day of April, 2002, by and between **Charles H. Smith, unmarried,** hereinafter referred to as the GRANTORS, and **George Jeffrey Johns and wife, Joy McKinney Johns,** hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Being that part of the real property conveyed and described in a deed from R. E. Worrall, Clerk to Charles H. Smith and wife, Loveda Smith, of record in Book 3027, page 557, Register's Office for Davidson County, Tennessee, bounded on the south by the Dry Fork Creek, on the west by Dodson Chapel Road, on the north by Old Lebanon Road, west of the L&N right-of-way and on the east by the said right-of-way. Being part of the property described in the deed from R. E. Worrall, Clerk of the County Court for Davidson County, Tennessee, to Charles H. Smith and wife, Loveda Smith of record in Book 3027, page 557, Register's Office for said County.

This deed is confined to what is known as Map 86, Parcel 48, of approximately 5.83 acres and does not apply to Map 86, Parcel 59 a tract of approximately 8.47 acres.

Being the same property conveyed to Charles H. Smith, by deed from Loveda Smith, of record in Book 5167, Page 920, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all existing restrictions, easements, building setback lines, zoning ordinances, and the rights of parties in possession.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

THE GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and be so construed.

WITNESS OUR HANDS on this the day and date first above written.

Charles H. Smith

CHARLES H. SMITH

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainor, CHARLES H. SMITH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 16 day of April, 2002.

Notary Public

My Commission Expires: 8/8/04

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

George Jeffrey Johnson
Affiant

Subscribed and sworn to before me this the 16 day of April, 2002.

Notary Public

My Commission Expires: 8/8/04