THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18992**	STATE OF TENNESSEE: COUNTY OF DAVDISON: The actual consideration or value, whichever is greater, for this transfer is: $443,500.00. Mary Morgan Bryan Affiant Subscribed and sworn to before me, this 30th day of MAY, 2002. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Joel M. Bryan 184 Moultrie Park Nashville, TN 37205	National Bank of Commerce One Commerce Square, 1st Floor Memphis, TN 38150	MAP 116-8-G PAR 184.00 CO FB 07DA 74966

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JERRY W. JOHNS AND WIFE, VIRGINIA B. JOHNS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOEL M. BRYAN AND WIFE, MARY MORGAN BRYAN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 184 Moultrie Park, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of MAY, 2002.

Jerry W. Johns, by Virginia B. Johns Attorney-in-fact

JERRY W. JOHNS, BY: VIRGINIA B. JOHNS, ATTORNEY-IN-FACT, PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD SIMULTANEOUSLY HEREWITH, as document # 20020610000701 77

Virginia B. Johns

VIRGINIA B. JOHNS

Davidson County DEEDWARR
Recvd: 06/10/02 11:21 3pgs
Fees:18.00 Taxes:1640.95

20020610-0070178

STATE OF TENNESSEE
COUNTY OF DAVDISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, VIRGINIA B. JOHNS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of MAY, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

My Commission Expires NOV. 29, 2003

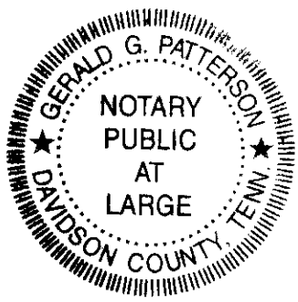
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA B. JOHNS, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for said JERRY W. JOHNS and is authorized by the said JERRY W. JOHNS to execute this instrument on HIS behalf.

Witness my hand, at Office, this 30th day of MAY, 2002.

My commission expires:
_____

Notary Public



My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Sugartree Phase 3 (Revised), as of record in Plat Book 5050, pages 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Book 5585, page 972, Book 5772, page 506, and in Book 6385, page 370, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jerry W. Johns and wife, Virginia B. Johns by deed from Bijan Eghtedari and spouse, Leigh Ashley Eghtedari, appearing as Instrument No. 200004050034528, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4857, page 157, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, and Book 11758, page 466; and (3) Easement of record in Book 3400, page 63; and (4) All matters as shown in Plat Book 5050, pages 67 through 71, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Book 5585, page 972, Book 5772, page 506, Book 6385, page 370, said Register's Office.