ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Chris S. Nunley 1904 Old Murfreesboro Road Nashville, TN 37217	Bank of America Mortgage Attn: Tax Dept. 101 E. Main Street, Suite 400 Louisville, KY 40202	MAP and PARCEL 135 126

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James E. Johnson AKA J.E. Johnson, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Chris S. Nunley, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being in the 2nd Civil District (formerly 5th), on the East side of the Nashville and Murfreesboro Pike, and beginning at J.O. Creech's southwest corner; thence northeastwardly with the southerly line of J.O. Creech 508 feet, more or less, to a drain; thence southwardly with said drain about 175 feet, more or less, to a point the prolongation of the South line of the S.J. Myrick property; thence southwestwardly and parallel with J.O. Creech's South line to the Southeast corner of S.J. Myrick property; thence northwestwardly 50 feet to a point; thence westwardly and parallel with the South line of J.O. Creech and along the North line of S.J. Myrick, 200 feet to the margin of the Nashville and Murfreesboro Pike; thence 50 feet northwardly to the beginning.

Being the same property conveyed to James E. Johnson and wife, Sarah J. Johnson, by Warranty Deed from Cecil R. Gibson dated October 25, 1977, of record in Book 5217, Page 739, Register's Office for Davidson County, Tennessee. The said Sarah J. Johnson having since died and James E. Johnson being the sole surviving tenant by the entirety. James E. Johnson has not re-married.

This is property with a common address of 1904 Old Murfreesboro Road, Nashville, TN 37217.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: **(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and transferred in escrow; (2) Any and all restrictions and easements of record.**

As part of the consideration of this conveyance, Grantee hereby assumes and agrees to pay the balance due on a certain Note secured by a certain Deed of Trust described as follows:
Deed of Trust dated October 25, 1977, executed by James E. Johnson and wife, Sarah J. Johnson, to R. Vance Allred, Trustee, appearing of record in Book 5217, Page 741, Register's Office for Davidson County, Tennessee, embracing captioned property and securing the payment of an indebtedness to Tennessee Housing Development Agency in the original principal amount of $16,950.00.

Davidson County DEEDWARR
Recvd: 06/14/02 15:41 2pgs
Fees:13.00 Taxes:60.13
20020614-0072764

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $16,250.00
[
[Subscribed and sworn before me this 13th day of June, 2002.
[
[My Commission Expires: 1-28-2006

Affiant

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **13th** day of **June, 2002.**

James E. Johnson AKA J.E. Johnson
by Angela Grainger Attorney in fact

James E. Johnson AKA J.E. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June 2002, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **ANGELA GRAINGER**, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of **JAMES E. JOHNSON AKA J.E. JOHNSON, and is authorized by JAMES E. JOHNSON AKA J.E. JOHNSON, to execute this instrument on his behalf by virtue of a DURABLE GENERAL POWER OF ATTORNEY And SPECIFIC DURABLE POWER OF ATTORNEY TO SELL LAND recorded simultaneously herewith in Instrument Number** 20020614007276 2, **said Register's Office.**

Witness my hand and official seal at office, this 13th day of June 2002.

Notary Public
My Commission Expires: 1-28-2006