WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/02 15:07 2pgs
Fees:13.00 Taxes:234.95

20020716-0085692

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Kevin T. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July 2002

Notary Public

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin T. Johnson (NAME)	Molton, Allen & Williams Mortgage Co. LLC (NAME)	MAP 136
2643 Smith Springs Road (ADDRESS)	10555 Main Street, Suite 200 (ADDRESS)	PARCEL 46.00
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	2DX00503

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James R. Creager and wife, Mary Nell Creager, Trustees U/A/D Nov. 8, 1994

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin T. Johnson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING at a point in the southerly margin of Smith Springs Road, being the common corner of Marshall Cooper, of record in Book 9410, Page 924, Register's Office, Davidson County, Tennessee; thence with said margin of Smith Springs Road, N 78 deg. W, 80 feet, more or less, to a point; thence S 14 deg. W, 140 feet to a point; thence S 87 deg. E, 90 feet to a point; thence N 11 deg. 20 min. E, 124.7 feet to the point of beginning, according to a mortgage loan inspection by Campbell, McRae and Associates Surveying, Inc., 2918 Berry Hill Drive, Nashville, TN 37204, License No. 1838, dated June 20, 2002.

Being part of the same property conveyed to James R. Creager and wife, Mary Nell Creager, Trustees U/A/D Nov. 8, 1994 by deed from James R. Creager, d/b/a C & C Investments, of record in Book 9517, Page 434, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This conveyance is subject to easement for public utilities of record in Deed Book 2856, Page 347, Register's Office, Davidson county, Tennessee.

unimproved ( )
This is improved (X) property, known as 2643 Smith Springs Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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; and 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of June, 2002

James R. Creager Trustee
James R. Creager, Trustee

Mary Nell Creager Trustee
Mary Nell Creager, Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James R. Creager and wife, Mary Nell Creager, Trustees U/A/D Nov. 8, 1994, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Davidson County, Tennessee, this the 29 day of June, 2002.

Nikki M Clark
NOTARY PUBLIC

My Commission Expires: Jan. 29, 2005