WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/02 15:42 2pgs
Fees:13.00 Taxes:395.12

20020904-0107267

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,790.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th Day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires 04-25-06

JEANNEER F. SCHAFFNIT NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc., 175 E. Main St. Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doug Johnson	SAME AS NEW OWNER	151-10A-119.00
(NAME) 1045 Windsor Brook Pl	(NAME)	
(ADDRESS) Antioch , TN 37013	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ole South Properties, Inc**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Doug Johnson** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 44, Phase 2, Villages of Long Hunter PUD, as shown by plat appearing of record in Instrument No. 20020515-0059732, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the same property conveyed to Ole South Properties Inc. by Quit claim deed dated 5/28/02 from Carson Lane Development Partners, record in Instrument No. 20020604-0067308, Register's Office, Davidson County, Tennessee. Also being the same property conveyed to Carson Lane Development by deed dated 9/6/01 from JCH Development Co., said Registers Office. Also being the same property conveyed to JCH Devepolment Company, Inc. by deed dated 12/23/88, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This is unimproved ( )
improved(x) property, known as 1045 Windsor Brook Pl Antioch TN 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 28th Day of August, 2002.

VR 8/28/02

Ole South Properties, Inc

By:
Roger Case, Vice-Presidnet

STATE OF TENNESSEE)

ss

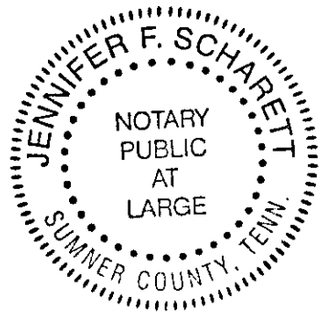
COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Ole South Properties, Inc, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th Day of August, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 04-25-06



My Commission Expires _____