This Instrument Was Prepared By:

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Davidson County DEEDWARR
Recvd: 09/16/02 08:35 2pgs
Fees:13.00 Taxes:366.30

20020916-0112005

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 99,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of September, 2002.

Notary Public

My Commission Expires: 9/28/02

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Philip H. Brusseau 7706 Nolensville Road Nolensville, TN 37135	SAME	162-1-D-16

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Michael A. Johnson, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Philip H. Brusseau and wife, Donna S. Brusseau, hereinafter called the Grantees, their heirs and representatives, that certain parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee being, Lot No. 16 on the Plan of Maple Valley Subdivision, Section Three, a P.U.D., as of record in Plat Book 6900, Page 968, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Michael A. Johnson, a married person by deed of record in Book 9634, Page 755, Register's Office for Davidson County, Tennessee. Said Michael A. Johnson having since divorced.

This conveyance in made subject to:

1. 2002 taxes, a lien not yet due and payable.
2. Any and all restrictions and easements of record.
3. All matters set forth in Plat Book 6900, Page 968, Register's Office for Davidson County, Tennessee.

This is improved property known as 630 Maple Top Drive Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantees their heirs and representatives, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of September, 2002.

Michael A. Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Michael A. Johnson the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of September, 2002.

STEPHANIE D. SUMNER NOTARY PUBLIC LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires:

My Commission Exp. 5/13/2002