40 A

Davidson County DEEDWARR
Recvd: 10/01/02 16:10 2pgs
Fees:13.00 Taxes:658.60

20021001-0119365

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by ERIC P. JOHNSON and wife, JULIE S. JOHNSON, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, CHRIS THOENY, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said ERIC P. JOHNSON and wife, JULIE S. JOHNSON, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee being Lot No. 4 on the Final Plat of the Poplar Creek Estates, Phase III, Section "B", Subdivision of record in Book 7900, Page 993, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and accurate legal description.
>
> Being the same property conveyed to Chris Thoeny by deed from Aubrey Hiam, dated July 10, 2002, of record in Instrument No. 20020715-0084721, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said ERIC P. JOHNSON and wife, JULIE S. JOHNSON, their heirs and assigns, forever. And I do covenant with the said ERIC P. JOHNSON and wife, JULIE S. JOHNSON, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said ERIC P. JOHNSON and wife, JULIE S. JOHNSON, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 26th day of September, 2002.

CHRIS THOENY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **CHRIS THOENY,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 26th day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $178,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 26th day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MAP 155-07-0-A
PARCEL 15.00

ADDRESS OF NEW OWNERS:
ERIC P. JOHNSON and
wife, JULIE S. JOHNSON
7188 Forrest Oaks Drive
Nashville, TN 37221

SEND TAX BILLS TO:
Bank of America, N.A.
200 S. College Street
Charlotte, NC 28255-0001