This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jack C. Johnson
5858 Cloverland Drive
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Jack C. Johnson
5858 Cloverland Drive
Brentwood, TN 37027

MORTGAGEE:
Franklin National Bank
230 Public Square
Franklin, TN 37065

Davidson County DEEDWARR
Recvd: 10/10/02 15:18 3pgs
Fees:18.00 Taxes:481.00
20021010-0124541

MAP 171
GROUP
PARCEL 95.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Nicole Fabian, married, (f/k/a Nicole Fedun)** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Jack C. Johnson and wife, Deanna B. 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:

See attached Exhibit "A"

Being the same property conveyed to Nicole Fedun, by Quitclaim Deed from Joseph P. Fedun of record in Instrument no. 20020719-0087245, Register's Office for Davidson County, Tennessee. Having been the same property conveyed to Joseph P. Fedun and wife, Nicole Fedun by deed of record in Book 9432, page 422, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 5858 Cloverland Drive, Brentwood, Tennessee 37027.

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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*Ernest Fabian, spouse of Nicole Fabian, hereby joins in this conveyance transferring all his right, title, and interest in said property, amrital or otherwise.

WITNESS my hand this the 4th day of October, 2002.

Nicole Fabian

Ernset Fabian by Nicole Fabian as attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nicole Fabian,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledged that she is the attorney in fact for **Ernest Fabian**, and that as said attorney in fact she executed the within Warranty Deed by signing the name of **Ernest Fabian** as his free act and deed.

WITNESS my hand and official seal this 4th day of October, 2002.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of October, 2002.

NOTARY PUBLIC

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Legal Description

A tract of land in the 6th, formerly the 8th Civil District of said County, described according to a survey made August 21, 1951, by George W. Watkins, Surveyor, as follows: Beginning in the center of Hardscuffle Road (now called Cloverland Drive), John Blackman's westerly line; thence with said line and an old fence line north 4 deg. East 638.6 feet to a set iron pin in said old fence line; thence south 30 deg. 30' west 608 feet to the center of Hardscuffle Road; thence with the center of said road south 62 deg. 45' east 87 feet, south 65 deg. 15' east 100 feet and south 71 deg. east 100 feet to the beginning, containing 1.97 acres, more or less.