40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/02 15:51 2pgs
Fees:13.00 Taxes:1306.10

20021015-0126869

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 353,000.00

Erma B. Clement
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF OCTOBER, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Erma B. Clement	SunTrust Bank	MAP:131-1-H
304 Windemere Woods Drive	P. O. Box 305110	Parcel:14
Nashville, TN 37215	Nashville, TN 37230-5110	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KEVIN B. JOHNSTON AND WIFE, KAREN BYRD JOHNSTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ERMA B. CLEMENT

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

SEE EXHIBIT "A"

This is improved property known as 304 Windemere Woods Drive, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 15th day of October, 2002.

Kevin B. Johnston

Karen Byrd Johnston

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Kevin B. Johnston and Karen Byrd Johnston, the bargainor(s), 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 Brentwood, Tennessee , this 15th day of October, 2002.

Notary Public _____

My Commission Expires: _____

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of Revised Phase 1 and 2 Windemere, of record in Book 6900, page 616 and amended in Book 7805, page 49, Register's Office for said County.

Said Lot No. 14 fronts 60.08 feet on the broken easterly margin of Windemere Woods Drive and extends back 107.27 feet on the northerly line and 105.98 feet on the southerly line to a dead line in the rear, measuring 60.00 feet thereon.

Being the same property conveyed to Kevin B. Johnston and wife, Karen Byrd Johnston by Warranty Deed from Pamela C. Kious, formerly known as Pamela P. Chaney, and husband, David W. Kious of record in Book 11542, page 637, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.