PICK-UP

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~
IS GREATER, FOR THIS TRANSFER IS $ 212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF October, 2002

Notary Public

MY COMMISSION EXPIRES: 4-26-05
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wendall Wayne Johnson | Same | 86-4-B-60CO |
| (NAME) | (NAME) | |
| 4940 Tulip Grove Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, Tennessee 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Estate of Virginia R. Bailey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wendall Wayne Johnson and wife, Charlene L. 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:

BEING Lot No. 111, on the Plan of First Revision, Section Two, Sunset Oaks, of record in Plat Book 7900, Page 942, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Virginia R. Bailey, unmarried by deed from Ronald F. McCallister, Jr. and wife, Terill D. McCallister of record as Instrument No. 20010716-0075066, Register's Office for Davidson County, Tennessee.

The said Virginia R. Bailey now being deceased. The Last Will and Testament for Virginia R. Bailey filed in probate court for Davidson County, Tennessee on May 22, 2002 and entered on June 11, 2002 in Book 4134, page 762712, naming Larry R. Bridges as Executor for the estate.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 10/23/02 13:29 2pgs
Fees:13.00 Taxes:784.40
20021023-0130056

unimproved ( )
This is improved ( X ) property, known as 4940 Tulip Grove Lane, Hermitage, Tennessee 37076
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, 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 hand this 16th day of October, 2002

Estate of Virginia R. Bailey
By:
Larry Bridges, Executor

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, 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 _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____the undersigned_____ a Notary Public within and for the State and County aforesaid, personally appeared _____Larry Bridges_____ and _____ with whom I am personally acquainted and who upon _____his_____ oath(s) acknowledged _____himself_____ to be the _____Executor_____ and _____ respectively of the _____Estate of Virginia R. Bailey_____ the within named bargainor, and corporation, and that _____he_____ as such _____Executor_____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____Larry Bridges_____ as such _____Executor_____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____Brentwood, TN_____ on this the _____16th_____ day of _____October_____, _____2002_____ .

My commission expires _____4-26-05_____

_____
Notary Public

MARK W. KILA
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY