03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

NOTARY PUBLIC AT LARGE

Subscribed and sworn to before me, this 6th day of December, 2002.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 12/16/02 08:44 2pgs
Fees:13.00 Taxes:1498.50

20021216-0154219

Address of New Owner:	Send Tax Bills to:	Tax Information
Dana L. Kula	Union Planters Bank	116-08-0 142.00
903 South Wilson Boulevard	P.O. Box 2127	
Nashville TN 37215	Memphis, TN 38101-2127	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert H. Johnson and wife, Susan H. Johnson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dana L. Kula, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being the southerly 73 feet 4 1/2 inches of Lot No. 23 on the Plan of Woodmont Park Subdivision, of record in Plat Book 547, Page 148, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said part of Lot No. 23 fronts 73 feet 4 1/2 inches on the westerly side of Wilson Boulevard and runs back between lines 200 feet each to a dead line measuring 73 feet 4 1/2 inches thereon.
>
> Being the same property conveyed to Robert H. Johnson and wife, Susan H. Johnson by deed from Sue R. McSwiney, unmarried, of record in Book 10950, Page 650, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 903 South Wilson Boulevard, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 6th day of December, 2002.

Robert H. Johnson

Susan H. Johnson
By ATTY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert H. Johnson, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 6th day of December, 2002.

Notary Public

My Commission expires 03/14/05

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 Robert H. Johnson, 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 herein contained, and who further acknowledged that he is the attorney in fact for Susan H. Johnson and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of December, 2002.

Commission expires 3-14-05

Notary Public