Rerecord to add correct derivation clause.

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/26/02 15:45 2pgs
Fees:13.00 Taxes:74.00
[redacted]
20021126-0146723

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

.13

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) AT

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. JUN 9, 2006

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben T. Johnson	**Same As Owner**	**Map 103-1**
(NAME) C/O B & M Enterprises	(NAME)	**Parcels 90, 112, 113**
900 44th Ave. N		
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, **Doug Brooks and Denny Stamps**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claude R. Johnson, Ben **T. Johnson and James Michael Johnson, Tenants in Common with Right of Survivorship**, 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

RE-RECORD

Davidson County DEEDWARR
Recvd: 12/28/02 09:13 2pgs
Fees:12.00 Taxes:0.00
20021228-0160522

unimproved ☒
This is improved ☐ property, known as 6008, 6124 and 6128 Hill Circle, Nashville, TN 37209
(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 20th day of November, 2002.

Doug Brooks

Denny Stamps

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, **Doug Brooks and Denny Stamps,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 20th day of November, 2002.

Commission expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. JUN 9, 2006

Robert L. Scruggs Notary Public

File No.: 111902168

EXHIBIT A

Tract 1: 6008 Hill Circle Drive (Lot 2)

Land in Davidson County, Tennessee, being the southerly part of Lot No. 2, Section 3, on the Plat showing the division of the John B. Cowden Property and a strip immediately south of said lot, described together according to a survey made by Hickerson and Hickerson Engineers, November 3, 1961, as follows:

BEGINNING at an old hub on the northerly margin of Hill Circle at the intersection of the northerly margin of said Circle and the eastern boundary line of the property conveyed to John Smallman Cowden by instrument of record in Book 1849, page 363, Register's Office for said County; thence North 5 deg. West 83 feet to an old hub; thence 22 deg. West 190 feet to an iron pin at the southeast corner of the property conveyed to Annie B. Furlough by deed fron Carl Jones and wife, of record in Book 2202, page 221, said Register's Office; thence with said Furlough's southern boundary line and the southern boundary line of the Harry C. Vineyard property South 72 deg. West 100 feet to an iron pin; thence South 22 deg. East 279.5 feet to the north margin of said Circle; thence with the same North 64 deg. 30' east 77 feet to the beginning.

Tract II: 6124 Hill Circle (Lot 12) and 6128 Hill Circle (Lot 13)

Land in Davidson County, Tennessee, being Lot Nos. 12 and 13 of Section 5, Coden Sub-Division: Said Lot Nos. 12 an d 13 are more specifically described as follows: Beginning on a stone in the north boundary of the south part of Hill Circle Drive, said point of beginning being the southwest corner of Lot No. 11; thence with the boundary of Hill Circle Drive south 65 deg. 40' west 153.1 feet to a stone; thence south 74 deg. 25' west 47 feet to a stone, being the southeast corner of Lot No 14; thence north 6 deg. 30' west 146.5 feet to a stone, being the common corner of Lots 14, 15 and Hill Top Lot; thence north 70 deg east 148.13 feet to a stone, the northwest corner of Lot No. 11; thence south 24 deg 20' east 136.2 feet to the point of beginning.

Being the same property conveyed to Doug Brooks and Denny Stamps by deed from Mattie E. Lesinsky as Instrument No. 20021126-0146723, Register's Office of Davidson County, Tennessee.