FORM NO. WD-1

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY CLIENT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$29,000.00 Joy Johns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF January 2003

Notary Public

MY COMMISSION EXPIRES: 01-29-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLYDE PAUL HOLLAND, ATTORNEY, 2628 OLD LEBANON ROAD, NASHVILLE, TN 37214
NAME ADDRESS

MAIL TO:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MABEL L. MCKINNEY (NAME)	SAME (NAME)	MAP: 86
2721 PENNINGTON BEND ROAD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL: 48
NASHVILLE, TN 37214 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, GEORGE JEFFREY JOHNS and wife, JOY MCKINNEY JOHNS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MABEL L. MCKINNEY

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:

LAND in the 4th Civil District of Davidson County, Tennessee, described as follows:

BEING that part of the real property conveyed and described in a deed from R. E. Worrall, Clerk to Charles H. Smith and wife, Loveda Smith, of record in Book 3027, Page 557, Register's Office for Davidson County, Tennessee, bounded on the south by the Dry Fork Creek, on the west by Dodson Chapel Road, on the north by Old Lebanon Road, west of the L&N right-of-way and on the east by the said right-of-way. Being part of the property described in the deed from R. E. Worrall, Clerk of the County Court for Davidson County, Tennessee, to Charles H. Smith and wife, Loveda Smith of record in Book 3027, Page 557, Register's Office for said County.

THIS deed is confined to what is known as Map 86, Parcel 48, of approximately 5.83 acres and does not apply to Map 86, Parcel 59 a tract of approximately 8.47 acres.

BEING the same property conveyed to GEORGE JEFFREY JOHNS and wife, JOY MCKINNEY JOHNS by deed from CHARLES H. SMITH, unmarried, of record in Instrument No. 20020418-0048392, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to all existing restrictions, easements, building setback lines, zoning ordinances, and the rights of parties in possession.

This is unimproved (X) improved ( ) property, known as 428 OLD LEBANON DIRT ROAD, HERMITAGE, TN 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 our hand s this 14 day of Jan 2003, XX

George Jeffrey Johns
GEORGE JEFFREY JOHNS

Joy McKinney Johns
JOY MCKINNEY JOHNS

Davidson County DEEDWARR
Recvd: 01/15/03 11:24 2pgs
Fees:13.00 Taxes:107.30

20030115-0006343

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE JEFFREY JOHNS and wife, JOY MCKINNEY JOHNS,

the bargainor s, 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 14 day of January

Commission Expires 01-29-05

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

GEORGE JEFFREY JOHNS and wife, JOY MCKINNEY JOHNS

TO

MABEL L. MCKINNEY

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101