PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **January, 2003, by and between SARAH JOHNSON, A MARRIED WOMAN, hereinafter called Grantor, and NANCY A. KELLY, AN UNMARRIED WOMAN, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, SARAH JOHNSON, A MARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto NANCY A. KELLY, AN UNMARRIED WOMAN, hereinafter referred to as Grantee, her successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1001 DICKERSON PIKE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, her successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.
Robert Johnson, husband of SARAH JOHNSON, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Sarah Johnson

SARAH JOHNSON
Signature of Seller

Robert Johnson

Robert Johnson
Signature of Seller Spouse

Davidson County DEEDWARR
Recvd: 01/28/03 08:53 3pgs
Fees:18.00 Taxes:137.93

20030128-0011315

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARAH JOHNSON, joined by HER HUSBAND, ROBERT JOHNSON,** the within named bargainor, 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 therein contained.

Witness my hand, at office, this 17TH day of **January, 2003.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

NANCY A. KELLY, AN UNMARRIED WOMAN
1826 10TH ave N.
apt. A.
Nashville, TN 37208

Property Address:

1001 DICKERSON PIKE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 82-2, PARCEL 61

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$37,279.49** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **January, 2003.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Dickerson Pike or North First Street extended, 417.6 feet southerly from the southerly margin of Childers Avenue; and running thence southerly along the easterly side of said Dickerson Pike 50 feet; thence easterly 161 feet to a point; thence northerly 50 feet to a point; thence westerly 159 feet to the beginning.

Being the same property conveyed to SARAH JOHNSON, A MARRIED WOMAN, by Warranty Deed from ANDREW B. GIBSON, TRUSTEE, of record in Book 11179, page 372, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 82-2, PARCEL 61).

2. Right-of-way for Dickerson Pike and Childers Avenue.