RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This Instrument Prepared By:
Gibson & Gregory
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

William R. Nance
Bonnie A. Morris
5813 Vine Ridge Drive
Nashville, TN 37205

SEND TAX BILL:

Cavalry Banking
1114 West College Street
Murfreesboro, TN 37130

MORTGAGEE:

Cavalry Banking
1114 West College Street
Murfreesboro, TN 37130

MAP AND PARCEL:
Map 103-0-9-0
Parcel 099

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Eric P. Johnson and wife, Julie S. Johnson, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto William R. Nance, unmarried and Bonnie A. Morris, unmarried, as Joint Tenants with right of survivorship ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hillwood Estates, Section One, as of record in Plat Book 1835, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Eric P. Johnson and Julie S. Burton, as joint tenants with right of survivorship, by deed from Estate of William H. Boyd of record in Instrument No. 20010430-0043463, Register's Office for Davidson County, Tennessee. The said Eric P. Johnson and Julie S. Burton have since married, and the said Julie S. Burton is now known as Julie S. Johnson.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is improved property known as 5813 Vine Ridge Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 02/18/03 13:59 2pgs
Fees:13.00 Taxes:758.50
20030218-0020927

Witness its hand this 17th day of February, 2003.

Eric P. Johnson

Julie S. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Eric P. Johnson and Julie S. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 17th day of February, 2003.

Notary Public

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires September 30, 2006

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $205,000.00.

AFFIANT

Subscribed and sworn to before me this 17th day of February, 2003.

NOTARY PUBLIC

JEFFERY W. HART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-30-06