"PREPARED SOLELY FROM THE INFORMATION PROVIDED BY THE PARTIES TO THIS TRANSACTION." FILE BOX 19B

# WARRANTY DEED

STATE OF TENNESSEE 03-2-27-D
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,350,000.00

Paul E. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 2003

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| PAUL E. JOHNSON (NAME) | "NEW OWNER" (NAME) | 181-22.02 & 36.00 |
| 3180 Old Franklin Road (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 (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, H. MAXINE SULLIVAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL E. JOHNSON, UNMARRIED

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 located in the Fifth Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a stone on J. B. Bill's Line, the southeast corner of Battle's Land, running thence South 26 degrees, East 74.2 poles to a stake; thence North 5 degrees, East 93.9 poles to a stake on Briley's line; thence with the said line, North 87 degrees, West 74.2 poles to a stake in Mill Creek, said Battle's northeast corner; thence South 5 degrees, West 93 poles to the BEGINNING.

BEING the same property conveyed to H. Maxine Sullivan, by Deed from Ellis S. Martin and wife, Marjorie F. Martin, of record in Book 10949, Page 502, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any an all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and were assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note and Secured by a Deed of Trust executed by H. Maxine Sullivan to Ellis S. Martin and wife, Marjorie F. Martin, in the original principal amount of $300,000.00, of record in Book 10949, Page 505, Register's Office for Davidson County, Tennessee.

- CONTINUED -

unimproved ( )
This is improved ( X ) property, known as 6079 Culbertson Road, Antioch, TN 37013
(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 24th day of February, 2003

H. Maxine Sullivan
H. MAXINE SULLIVAN

Davidson County DEEDWARR
Recvd: 02/24/03 12:17 2pgs
Fees:13.00 Taxes:4995.00

20030224-0024183

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____ .

My commission expires _____ _____

Notary Public

- CONTINUED FROM PAGE 1 -

IT is the intent of the Grantor herein to convey to the Grantee all her right, title and interest in the lands shown on Davidson County Tax Assessor's Map 181, Parcels 36.00 and 22.2 (22.02).

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 H. MAXINE SULLIVAN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 24th day of February, 2003.

My Commission Expires: 05/28/03

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.