WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Expires JUN. 24, 2004

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judson Johnson	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	49-91
(NAME)	(NAME)	
5454 Buena Vista Pike	10741 King William Drive	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Dallas, TX 75220	
(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, William H. Thompson Jr. and wife, Jean Thompson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judson Johnson, an unmarried person, 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

unimproved ☐

This is improved ☒ property, known as 5454 Buena Vista Pike, Whites Creek, TN 37189

(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 hands this 13th day of March, 2003.

William H. Thompson Jr.

Jean Thompson

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 William H. Thompson Jr. and wife, Jean Thompson, 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 Goodlettsville, Tennessee this 13th day of March, 2003.

Commission expires:

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Expires JUN. 24, 2004

Notary Public

Davidson County DEEDWARR
Recvd: 03/14/03 14:05 2pgs
Fees:13.00 Taxes:196.10

20030314-0034505

EXHIBIT A

LAND LOCATED IN THE 1ST COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING BOUNDED ON THE NORTH BY CONSUMERS GASOLINE STATIONS INC. ON THE EAST BY WHITES CREEK PIKE ON THE SOUTH BY WHITES CREEK AND CAMPBELL AND ON THE WEST BY PERRY , SHARP AND BUENA VISTA PIKE, DESCRIBED BY A COMPOSITE DESCRIPTION DERIVED FROM TENNESSEE DEPARTMENT OF TRANSPORTATION R.O.W. PLANS, ADJACENT DEED DESCRIPTIONS AND FIELD MEASUREMENTS SHOWN ON A MORTGAGE LOAN INSPECTION DATED 2-21-03 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF WHITES CREEK PIKE, SAID POINT BEING A CORNER TO CONSUMERS GASOLINE STATIONS INC. (INSTRUMENT # 20011023-0115458 R.O.D.C., TN.) AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LAND; THENCE WITH SAID WESTERLY MARGIN OF WHITES CREEK PIKE S 18°43'26" E 84.79 FEET
(MEAS.) TO A POINT; THENCE CONTINUING WITH SAID WHITES CREEK PIKE S 38°38'48" E 174.91 FEET TO A POINT IN THE CENTER OF WHITES CREEK IN THE NORTHERLY LINE OF MARGIE A. BUNDY; THENCE WITH SAID BUNDY S 33°01'18" W 42 FEET MORE OR LESS (SCALED) TO A POINT AT THE CORNER OF THE EDSEL E. PERRY LAND (BK. 10952, PG. 63 R.O.D.C., TN.; THENCE WITH SAID PERRY AND CHARLES D. SHARP (BK. 9358, PAGE 680 R.O.D.C., TN.) N 26°47'00" W 124 FEET MORE OR LESS (SCALED) TO A POINT AT THE SOUTHEAST CORNER OF THE STEVE CAMPBELL LAND (BK. 11006, PG. 330 R.O.D.C., TN.); THENCE WITH SAID CAMPBELL N 22°37'04" W 79.54 FEET TO A POINT IN SAID WESTERLY MARGIN OF WHITES CREEK PIKE AND AT SAID CAMPBELL'S NORTHEAST CORNER; THENCE LEAVING SAID WHITES CREEK PIKE WITH SAID CAMPBELL'S NORTHERLY LINE S 67°53'33" W 202.56 FEET (MEAS.) TO A POINT IN THE EASTERLY MARGIN OF BUENA VISTA PIKE; THENCE WITH SAID EASTERLY MARGIN N 04°24'25" W 64 FEET (MEAS.) TO A POINT; THENCE LEAVING SAID BUENA VISTA PIKE N 60°28'07" E 187 FEET MORE OR LESS (MEAS.) TO THE POINT OF BEGINNING.

Being the same property conveyed to William H. Thompson Jr. and wife, Jean Thompson by deed from Odie H. Thompson of record in Book 7088, page 870, Register's Office, Davidson County, Tennessee.

Subject to any and all existing restrictions and/or easements of record.