RECORD & RETURN TO:
First Title and Escrow Company, Inc.
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
File Box 9B #20155

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $90,000.00

Donna Lynn Hargis
Affiant

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

NOTARY PUBLIC

NOTARY PUBLIC WILLIAMSON COUNTY, TENNESSEE LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 03/18/03 11:25 2pgs
Fees:13.00 Taxes:333.00

20030318-0035712

THIS INSTRUMENT WAS PREPARED BY:
MUDTER, MORGAN AND PATTERSON
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
Tele: 615-383-0711 Fax: 615-383-2605
Our File #20155

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
The Comberger Family Limited Partnership 4407 Murphy Road Nashville, TN 37209	SAME	103.08-057.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, by T. Turner Snodgrass as Administrator of The Estate of Kent R. Johnson, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto The Comberger Family Limited Partnership, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of the northerly 154 feet Lot No. 345 on the Plan of Richland Realty Company's West Lawn Subdivision, as of record in Plat Book 421, page 32, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jane Snodgrass Johnson by deed from Henry Bates Miller and wife, Pearl O. Miller of record in Book 2020, page 281, said Register's Office. Jane Snodgrass Johnson has since died and devised said property to Kent Richard Johnson by Will of record in Will Book 91, page 117, Probate Court for Davidson County, Tennessee. Kent Richard Johnson has since subsequently died and instructed said property to be sold by Will of record in Will Book 5073, page 1022466, Probate Court for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. All matters appearing on the Plan of record in Plat Book 421, page 32, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 4407 Murphy Road, Nashville, TN 37209.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

T. Turner Snodgrass

T. Turner Snodgrass, Administrator
Of The Estate of Kent R. Johnson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared T. Turner Snodgrass, 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 Administrator of The Estate of Kent R. Johnson, the within named bargainor, an Estate, and that he as such Administrator has executed the foregoing instrument for the purposes therein contained, by signing his name as Administrator of the aforesaid Estate.

Witness my hand and official seal, at office in Nashville, Tennessee, this 13TH day of March, 2003.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006