Tx:x44
DP

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $282,500.00. **Affiant** Subscribed and sworn to before me, this 31st day of March, 2003. Notary Public My Commission Expires: 7/27/07

Address New Owner As Follows:
Richard A. Johnson and Beth Johnson
2509 Hemmingway Drive
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
130-16-72.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RICHARD A. JOHNSON AND WIFE, LORI B. JOHNSON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Rebecca Johnston Subdivision Section One, as of record in Book 8250, page 925, Register's Office for said County, to which plan reference is made for a more complete description.

Together with all right, title and interest in and to the Sewer Easement of record as Instrument No. 20011212-0137272, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to HR Properties of Tennessee, LLC, by deed from Keith Perryman and wife, Elizabeth Perryman of record as Instrument No. 20020719-0087097, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/31/03 14:51 2pgs
Fees:13.00 Taxes:1045.25
20030331-0042115

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 8250, page 925, Register's Office for said County.

3. Restrictions of record in Book 1727, page 39, Register's Office for Davidson County, Tennessee.

4. Sewer Easement of record as Instrument No. 20011212-0137272, Register's Office for Davidson County, Tennessee.

~~5. Easement of record in Book 2017, page 57, Register's Office for Davidson County, Tennessee.~~

6. Fifteen (15) foot public utility and drainage easement retained in Warranty Deed of record as Instrument No. 20020719-0087097, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4504 Everett Drive, Nashville, TN 37215.

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 it covenants with the said Grantees that it is 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 further covenants and binds itself, its successors 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.

WITNESS our hand this 31st day of March, 2003.

HR PROPERTIES OF TENNESSEE, LLC,
a Tennessee limited liability company

By: _____
Galen Scott Haley, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of March, 2003.

_____
Notary Public

My Commission Expires: 11/27/04