THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20253**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2003. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JASON SANDBRINK WHITE 1009 Clayton Ave. Nashville, Tennessee 37204	SUNTRUST MORTGAGE, INC. 201 4th Ave., N., 7th Floor Nashville, TN 37219	MAP 118-5 PAR 40 FB 16DA12605

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GLENDA J. JOHNSON, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JASON SANDBRINK WHITE,UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1009 Clayton Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31th day of March, 2003.

GLENDA J. JOHNSON

Davidson County DEEDWARR
Recvd: 04/14/03 10:06 2pgs
Fees:13.00 Taxes:795.50
20030414-0049052

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, GLENDA J. JOHNSON, 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, at office, this 31st day of March, 2003.

My Commission Expires: _____ Notary Public

Schedule "A"

Being the west 80 feet of Lot No. 16 on the east 13 feet of Lot No. 17 on the Map of the Subdivision of the south part of Dr. L. G. Noel's Property of record in Book 547, page 105, Register's Office for Davidson County, Tennessee, as follows:

Said lots adjoin and front together 93 feet on the southerly side of Clayton Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Terry L. Johnson and wife, Glenda J. Johnson by deed from Kenneth A. Wallace of record in Book 8518, page 526, said Register's Office. Terry L. Johnson and Glenda J. Johnson have since been divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 00D-2484, dated 12/8/00. Terry L. Johnson has conveyed his interest in said property to Glenda J. Johnson by Quitclaim deed of record in Instrument No. 200007250073300, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 8850, page 460, Book 716, page 760; and All matters appearing on the Plan of Plat Book 547, page 105, said Register's Office.