RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/03 14:19 2pgs
Fees:13.00 Taxes:917.60
20030505-0059645

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $248,000.00.

Dan Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF APRIL, 2003.

Patrick Moore
NOTARY PUBLIC
7-25-06

PATRICK MOORE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19419SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dan Johnson Kari S. Raeder 833 Woodmont Boulevard Nashville, TN 37204	Am South Bank 2050 Parkway Office Cr. Birmingham, AL 35244	118-10-184

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, Christina McCoy, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Dan Johnson, an unmarried man and Kari S. Raeder, an unmarried woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 57, on the plan of Longview Manor, Sections One and Two, of record in Book 1424, page 127, Register's Office for Davidson County, Tennessee.

Included in the above description but specifically excluded therefrom is that portion of the subject property condemned and appropriated to the State of Tennessee pursuant to the Final Order as Case No. B-7629 in the Third Circuit court for Davidson County, of record in Book 4914, page 198, said Register's Office.

Being the same property conveyed to Christina McCoy, by deed from Van E. Christian, II and wife, Stephanie Christian, of record in Book 11491, page 439, Register's Office 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. Matters shown on plan of record in Book 1424, page 127, Register's Office for Davidson County, Tennessee; and

3. Easement for sanitary sewers and/or storm drainage, of record in Book 5593, page 501, Register's Office for Davidson County, Tennessee; and
4. Conveyance of water mains, of record in Book 1883, page 521, Register's Office for Davidson County, Tennessee; and
5. 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.

This property is also known as improved property located at 833 Woodmont Boulevard, Nashville, TN 37204.

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 16th day of April, 2003.

Christina McCoy

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 16, 2003, before me personally appeared Christina McCoy to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 16th day of April, 2003.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE