WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 47,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 28th day of April, 2003.

NOTARY PUBLIC
My Commission Expires: 3-27-04

Davidson County DEEDWARR
Recvd: 05/06/03 15:37 2pgs
Fees:13.00 Taxes:173.90

20030506-0060471

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#03040002

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Louie E. Johnston, Jr. 5 James Circle Old Hickory, TN 37138	New Owner	053-8-0 / 060.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Louie E. Johnston , and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Geneva Caldwell, un-married**, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

Louie E. Johnston Jr., the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Lot No. 1, Block 10, Dabbs and Elliott Subdivision No. 1, (Dupontonia) Old Hickory, Tennessee, as of record in Book 547, page 97, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 50 feet on the easterly side of 24th Street and runs back between parallel lines 144 feet, and measures 50 feet on the rear.

Being the same property conveyed to Geneva Caldwell by Deed from Mamie Hatfield dated May 14, 1958, and of record in Book 2748, page 523, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. I do covenant with the said GRANTEE that I am 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. I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2003 Property taxes are to be prorated and assumed by the GRANTEES.

This is improved property known as: 212 24th Street, Old Hickory, TN. 37138.

Witness my hand this 28th day of April , 2003.

Geneva Caldwell
Geneva Caldwell

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy Johnston Ellis III *a Notary Public in and for said County and State, the within named* Geneva Caldwell and *the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee this* 28th *day of APRIL, 2003.*

NOTARY PUBLIC

My Commission Expires: 3-27-04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. LEROY JOHNSTON ELLIS IV

****

WARRANTY DEED

From: Geneva Caldwell

To: Louie E. Johnston, Jr.

Property:

212 24th Street
Old Hickory, TN. 37115

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
wp901