This Instrument Prepared Without Title Search From Documents and Information Provided By the Parties By:

John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Joe D. Allen
844 Hunters Hill Trace
Old Hickory, Tennessee 37138

Davidson County DEEDWARR
Recvd: 05/15/03 09:46 3pgs
Fees:18.00 Taxes:129.50
20030515-0066336

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **53-2**
GROUP
PARCEL **105**

,

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph K. Johnston and wife, Lisa L. Johnston** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Joe D. Allen and wife, Verda H. Allen, Trustees U/A/D May 27, 1993, of the Allen Joint Revocable Living Trust and any successors in trust**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee being Lot 20 on the Plan of Fairway View, Section I and a part of Section II as of record in Book 4675, page 55, Register's Office for Davidson County, Tennessee and being more particularly described as follows:
>
> Said Lot 20 fronts 90 feet on the Southwesterly side of Ryburn Drive and runs back between lines 154.7 feet on the Northwesterly line and 168.3 feet on the Southeasterly line to a dead line on which it measures 91 feet.
>
> Being the same property conveyed to Joseph K. Johnston and wife, Lisa L. Johnston by deed from Vera Inez Stephens and Barbara Ann Stephens as joint tenants, with right of survivorship dated February 14, 2003, of record in Instrument No. 20020219-0020730, Register's Office for Davidson County, Tennessee.
>
> This is unimproved property known as 219 Ryburn Drive, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2003, a lien not yet due and payable. Map 53-2, Parcel 105. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2003 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

This document was prepared from information and documents provided by the parties, without title search, none having been requested by the parties.

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, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their heirs and representatives, 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 the 8th day of May, 2003.

Joseph K. Johnston

Joseph K. Johnston

Lisa L. Johnston

Lisa L. Johnston

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joseph K. Johnston and wife, Lisa L. Johnston**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of May, 2003.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

My Commission Expires: 12/15/04

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $35,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of May, 2003.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/04

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE