After Recording Return To:
TransContinental Title Company
2630 Elm Hill Pike, Suite 100
Nashville, TN 37214
Deal No. 21-6001

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Perl, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103

Davidson County DEEDWARR
Recvd: 05/15/03 11:52 3pgs
Fees:18.00 Taxes:995.30
20030515-0066556

New Owner/ Property Being Conveyed

TAMMY SHANNON and EDWARD SHANNON
5216 Whispering Valley Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map & Parcel:
172-06-A-085.00

WARRANTY DEED

This instrument, made and entered into on this the 1st day of April 2003, by and between DAVID P. JOHNSON and MANDEE R. JOHNSON, husband and wife, Grantors, and TAMMY SHANNON and EDWARD SHANNON, husband and wife, Grantees.

WITNESSETH:

That for and in consideration of the sum of $ 1000 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantees, their successors and assigns, the following described real estate:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 95 ON THE PLAN OF MOUNTAIN VIEW, SECTION 2, OF RECORD IN PLAT BOOK 9700, PAGES 656 AND 657, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MAD FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO DAVID P. JOHNSON AND WIFE, MANDEE R. JOHNSON, BY DEED FROM CENTEX HOMES, DATED 12/22/1999 AND RECORDED 12/23/1999 IN INSTRUMENT NO.

199912230306552, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 5216 Whispering Valley Drive, Nashville, TN 37211

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns, in fee simple forever.

And the said Grantors covenant with the Grantees, their successors and assigns, that they have lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that they, the Grantors, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set his hand and seal on this the date first above written.

DAVID P. JOHNSON

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, DAVID P. JOHNSON, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 15th day of April, 2003.

Notary Public
My Commission Expires

TINA V. JAMAIL
NOTARY PUBLIC
EXPIRATION DATE
09/25/04
DAVIDSON CO. TENN.

IN WITNESS WHEREOF, this Grantor has hereunto set her hand and seal on this the date first above written.

Mandee R. Johnson

MANDEE R. JOHNSON

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, MANDEE R. JOHNSON, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 1st day of April, 2003.

Tina V. Jamail

Notary Public
My Commission Expires

TINA V. JAMAIL NOTARY PUBLIC EXPIRATION DATE 09/25/04 DAVIDSON CO. TENN

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 269,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 1st day of April, 2003.

Tina V. Jamail

Notary Public
My Commission Expires

TINA V. JAMAIL NOTARY PUBLIC EXPIRATION DATE 09/25/04 DAVIDSON CO. TENN

Name and Address of Property Owner:

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

No title search was preformed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.