Davidson County DEEDWARR
Recvd: 05/20/03 08:04 2pgs
Fees:13.00 Taxes:727.98

20030520-0068317

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP41866

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$196,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 18TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES:

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 11/26/05

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
LARRY JOHNSON et ux	NEW OWNER	**38-177**
6245 Old Hickory Boulevard	6245 Old Hickory Blvd.	**GSD 98**
Whites Creek, TN 37189	Whites Creek, TN 37189	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, CAROL A. ROUZER and husband, PAUL D. TRACEY**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY JOHNSON and wife, KIMBERLY JOHNSON**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT**

Tract 2

LAND situated in the 14th district of Davidson County, Tennessee, being a portion of the Tomlinson Johnson property, as of record in Deed Book 10759, page 580, Register's Office for Davidson County, Tennessee, and being more particularly described by a survey by Survey Solutions, Steve Axley, R.L.S. #1975, dated 7/8/99, as follows:

BEGINNING at an iron rod (new) in the westerly margin of Old Hickory Blvd., said point being the northeast corner of tract 2, southeast corner of tract 3, thence with said roadway margin with a curve having a radius of 755.00' an arc length of 208.24' to an iron rod (old), said point being the southeast corner of tract 2 and the northeast corner of tract 1; thence leaving said road margin and running with a common line between tract 1 and tract 2, S 87 deg. 45' 22" W 698.68' to a nail in the base of a 24" tree, said point being the southwest corner of tract 2, northwest corner of tract 1, said point also being in the easterly line of Tomlinson as of record in Deed Book 1853, page 221, RODC; thence, with the line of Tomlinson, N 50 deg. 22' 43" W 61.87' to a fence post; thence N 35 deg. 44' 07" W 150.00' to an iron rod (new); thence N 59 deg. 27' 14" W 196.90' to an iron rod (new), said point being in the southerly line of Anna M. Durocher as of record in Deed Book 3180, page 300, RODC; thence, with the line of Durocher, N 65 deg. 35' 46" E 131.60' to an iron rod (new), said point being in the southerly line of Donald C. Merritt as of record in Deed Book 11378, page 466, RODC, said point being also the northwest corner of tract 2, southwest corner of tract 3, thence, with the common line between tract 2 and tract 3, S 84 deg. 40' 45" E 877.32' to the point of beginning, containing 5.06 acres, more or less, according to a survey by Survey Solutions, Steve Axley, TN. R.L.S. #1975, dated 7/8/99.

Being the same property conveyed to Carol A. Rouzer and Paul D. Tracey by deed from J. Nicole Waller, an unmarried person, of record in Instrument Number 20001213-0122678, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **6245 Old Hickory Boulevard, Whites Creek, TN 37189**

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 we do covenant with the said GRANTEES that we are 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; and we do further covenant and bind ourselves, our 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. 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 18TH DAY OF APRIL, 2003.

CAROL A. ROUZER

PAUL D. TRACEY

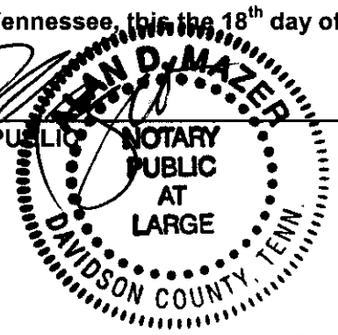
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CAROL A. ROUZER and husband, PAUL D. TRACEY, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06



My Commission Expires MAR 25 2