THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20738-04-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Affiant Subscribed and sworn to before me, this May 20, 2003. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Geneva M. Brignolo 4505 Harding Road #144 Nashville, TN 37205	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	Map No.116.03 Parcel No. 114.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Evans Johnson, Joseph Wilson Johnson, Roberta Johnson Kress and Sarah Johnson Niedringhaus, as devisees under the Last Will of James W. Johnson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Geneva M. Brignolo, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 4505 Harding Road #144, Nashville, TN, 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this May 20, 2003.

Robert Evans Johnson

Joseph Wilson Johnson

Roberta Johnson Kress

Sarah Johnson Niedringhaus

Davidson County DEEDWARR
Recvd: 05/28/03 12:19 3pgs
Fees:18.00 Taxes:573.50

20030528-0071842

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert Evans Johnson, Joseph Wilson Johnson, Roberta Johnson Kress and Sarah Johnson Niedringhaus** 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, at office, this May 20, 2003.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 144 on the Plan of Royal Oaks Apartments, Condominium Apartments of record in Plat Book 5200, page 45, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5282, page 972, said Register's Office.

Being the same property conveyed to James W. Johnson, single by deed from James C. Hulme, single of record in Book 9392, page 842, said Register's Office. The said James W. Johnson having since died, and devised said property to Robert Evans Johnson, Joseph Wilson Johnson, Roberta Johnson Kress and Sara Johnson Niedringhaus, of record in Will Book 5183, page 1077196, Probate Court Clerk Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) 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 OR
3) Restrictions of record in *retrieve from Softpro*;
4) Easement and reservation of record in Book 4744, page 370 as modified in Book 4978, page 524, Register's Office for Davidson County, Tennessee
5) Easement for driveway of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee.
6) Easement for pipeline of record in Book 3165, page 607, Register's Office for Davidson County, Tennessee.
7) Easements and other rights contained in deed of record in Book 5144, page 244, Register's Office for Davidson County, Tennessee.
8) All matters shown on Plan of record in Plat Book 5200, page 45, and Book 4660, page 59, Register's Office for Davidson County, Tennessee. Register's Office for Davidson County, Tennessee.