PICK-UP

Davidson County DEEDWARR
Recvd: 05/28/03 15:43 2pgs
Fees:13.00 Taxes:684.50
20030528-0072114

PREPARED BY J. AL JOHNSON, ATTORNEY AT LAW
P.O. BOX 66, SPENCER, TENNESSEE 38585-0066

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar and other good and valuable consideration, cash in hand paid, receipt of all of which is hereby acknowledged, I, **Lucy W. Edwards**, Trustee of the Lucy W. Edwards Trust under Trust Agreement dated July 18, 1996, hereby convey **to Jerry R. Johns and wife, Frances Johns,** a tract of land in the 13th Civil District of Davidson Co. Tennessee more particularly described as follows:

Beginning at an existing Iron Pin in the east margin of Old Hickory Blvd., the south west corner of parcel 22.00, a 6.3 acre tract belonging to Angelia D. Otey as recorded in deed book 11226, page 658, R.O.D.C. and the north west corner of this parcel (16.00) this point being, with the east margin of Old Hickory Blvd., approximately 635 ft. from the southern margin of Tidwell Hollow Rd., and proceeding;

1) With the southern line of said Otey's 6.3 acre tract N 52°23'04" E 1468.42 ft. to an existing iron pin in the south west line and in a fence line of parcel 34.00, map 78, a 9.9 acre tract belonging to Donald Myron Frakes as recorded in deed book 6695, page 804, R.O.D.C., thence;

2) With the south west line of said Frakes 9.9 acre tract S 36°38'26" E passing a fence corner at 272.68 ft. of Frakes and a common corner with parcel 01.00, map 79 a 630 acre tract belonging to George W. Graves, and continuing with Graves' line in all 1634.12 ft., to a wood post, an iron pin set as a witness to this corner next to wood post on creek side, and fence corner on the west bank of a creek in the line of Graves and intersection of three fences this point being the common corner of this tract (parcel 16.00) and parcel 15.00, map 78, a 51 acre tract belonging to Fesmire Investments, L.P. as recorded in deed book 10739, page 566, R.O.D.C. and parcel 36.00, map 89, a 53.76 acre tract belonging to Carole S. Fesmire as recorded in instrument no. 20000822-0083077, R.O.D.C., thence;

3) With the north line of said Fesmire Investments (parcel 15.00) S 89° 44'20" W 1964.43 ft. to a wood post and fence corner and in the east margin of Old Hickory Blvd. an iron pin set online and 25 ft. From the centerline of said road, thence;

4) With the east margin of Old Hickory Blvd. a curve to the left having a radius of 1438.21 ft. with a central angle of 14°32'14", a chord distance of 363.93 ft. and a chord bearing of N 20°48'53" W to a point, thence;

5) With the margin of said road N 28°05'00" W 94.89 ft. to the point of beginning containing **37.0 Acres** more or less according to a survey by Marvin T. Wright R.L.S. #2094 of Tennessee, 1329 Highway 12 N., Ashland City, TN 37015.

The property being conveyed is **Parcel 16.00 on Davidson Co. Tax Map no. 78** as recorded in the Assessor's Office of Davidson County, Tennessee and Tract 1 of the land conveyed to Lucy West Edwards Trust from Lucy West Edwards, an individual, as recorded in Deed Book 10142, page 198 of the Register's Office of Davidson Co. Tennessee

To have and to hold said tract or parcel of real estate together with all improvements thereon and all appurtenances thereunto belonging, unto the said Jerry R. Johns and wife, Frances Johns, their heirs, successors and assigns, forever. And I warrant the title against all persons whomsoever. I further covenant that the said premises is free from all encumbrances not stated herein, except for 2003 real property taxes.

This Deed was made without benefit of a title search and the preparer of this Deed makes no representation as to the status of the title of the herein described property. This description was taken from surveyed description and preparer makes no warranty or representation as to the accuracy of said description.

IN WITNESS WHEREOF, the said Lucy W. Edwards, Trustee of the Lucy W. Edwards Trust under Trust Agreement dated July 18, 1996, has hereunto set her hand this the 13 day of May, 2003.

Lucy W. Edwards, Trustee

Lucy W. Edwards, Trustee of the
Lucy W. Edwards Trust
under Trust Agreement dated July 18, 1996

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF Hillsborough

Personally appeared before me, a Notary Public at large of said State, the within named bargainor, Lucy W. Edwards, Trustee of the Lucy W. Edwards Trust under Trust Agreement dated July 18, 1996, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she has the authority under the Trust Agreement referenced above to convey the subject real property and she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 13th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: March 26 2006

S E A L

OFFICIAL NOTARY SEAL
CARMEN A GARCIA
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD099531
MY COMMISSION EXP. MAR. 26,2006

TAX RESPONSIBILITY

The person or agency responsible for payment of the real property taxes is as follows: **The 2003 taxes shall be prorated between the parties and all subsequent years' taxes shall be paid by Jerry R. Johns and wife, Frances Johns, P. O. Box 127, Spencer, TN 38585.** New Owners

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF VAN BUREN

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN to before me this the 5th day of May, 2003.

REGISTER/NOTARY PUBLIC

My Commission Expires: 7/30/06

S E A L

NOTARY PUBLIC LARGE CO. TENN. JOHNS

NOTICE: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEEDS OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS.