PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 06/11/03 10:53 2pgs
Fees:13.00 Taxes:812.15

20030611-0080614

W & I Ref:(ST) Title No: 44543
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David Ian Bixby Stephanie Freeman Bixby 756 Georgetown Drive Nashville, Tennessee 37205	Southtrust Mortgage Corporation 210 Wildwood Pkwy, Ste. 100 Birmingham, AL 35209

TAX MAP-PARCEL NUMBERS: 115-03-076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$219,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Loys Fulton Johnson and wife, Sharon A. Johnson,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **David Ian Bixby and spouse, Stephanie Freeman Bixby** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Crest Meade, Section 1 of record in Book 2331, Page 153 Register's Office for said County.

Said Lot No. 10 fronts 112.0 feet on the northeasterly margin of Georgetown Drive and extends back 520.0 feet on the northwesterly line and 606.0 feet on the southeasterly line to a dead line in the rear, measuring 188.0 feet thereon.

Being the same property conveyed to Loys Fulton Johnson and wife, Sharon A. Johnson by deed from C. Rowan DeBold and wife, Christine N. DeBold of record in Book 8129, Page 645, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 153, said Register's Office, which Plan shows a 125 foot minimum building setback line from Georgetown Drive and a 10 foot easement for public utility purposes along the rear line(s); And a 2.5 x 20 foot utility anchor easement located on the southwesterly front corner of said lot.

This is improved property, known as: 756 Georgetown Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of June, 2003.

Loys Fulton Johnson

Sharon A. Johnson

State of TENNESSEE
County of DAVIDSON

On this 6th day of June, 2003 , before me the undersigned authority, personally appeared Loys Fulton Johnson and Sharon A. Johnson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $219,500.00

Affiant

Sworn and subscribed before me this the 6th day of June, 2003

Notary Public

My Commission Expires: RITA ANN MANGRUM NOTARY WILLIAMSON CO., TN

...ssion Expires
April 6, 2004