THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 78,000.00

Affiant

Davidson County DEEDWARR
Recvd: 06/20/03 15:31 2pgs
Fees:13.00 Taxes:288.60

20030620-0085837

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Subscribed and sworn to before me, this 13th day of June, 2003

Notary Public

My Commission Expires: 10-12-05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SUSAN T. BATSON 711 Shelby Avenue Nashville, Tennessee 37206	Susan T. Batson 810 Huntington Circle Nashville, TN 37215	MAP 82-16 PARCEL 389

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY EIGHT THOUSAND AND NO/100---------- ---------- ($ 78,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, ROBERT G. JOHNSON

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto SUSAN T. BATSON AND JAMES M. HULING

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 95 on the Plan of Williams' First Addition to Edgefield, now East Nashville, as of record in Plat Book 21, page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 95 fronts 50.0 feet on the northerly side of Shelby Avenue and runs back between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to Robert G. Johnson by deed from Homer I. Cook of record in Book 11480, page 856, Register's Office for Davidson County, Tennessee.

This is improved property known as 711 Shelby Avenue, Nashville, Tennessee 37206

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.

GRANTOR COVENANTs with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Williams' First Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their_ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __13th__ day of _____June_____, _2003__.

ROBERT G. JOHNSON

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 ROBERT G. JOHNSON, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____he_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ___13th_day of ____June, 2003_____.

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public