This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 043-02-0-A
PARCEL: 248.00CO
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Sheila D. Johnson
9731 Concord Pass
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/03/03 14:56 2pgs
Fees:13.00 Taxes:303.40

20030703-0092686

WARRANTY DEED

THIS INDENTURE, made this 27th day of June, 2003 between

Hazel Ruth Bean

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Sheila D. Johnson

of Williamson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 248 of Cedarwood Courtyard Homes, Phase II as of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, together with an interest in the common areas of Cedarwood Courtyard Home to which plan reference is here made for a more complete and accurate description.

This being the same property conveyed to Hazel Ruth Bean by Warranty Deed dated 11/30/1995 from Elgin C. Thompson and wife, Rebecca L. Thompson of record in Book 9879, Page 732, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Hazel Ruth Bean by Ginny Blair Jeffrey, Atty in Fact

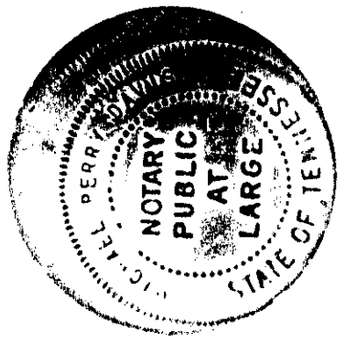
Hazel Ruth Bean by Ginny Blair Jeffrey, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June 2003, before me personally appeared Ginny Blair Jeffrey to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained in behalf of Hazel Ruth Bean acknowledged that such person executed the same as the free act and deed of Hazel Ruth Bean.

Notary Public

My Commission Expires: 9/30/01



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $82,000.00.

Affiant

Sworn to and subscribed before me this 27th day of June, 2003.

Notary Public

My Commission Expires: 9/30/06

