THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Hix & Gray, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, TN 37238-1620

STATE OF Tennessee)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00.

Natasha Bilbrey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of July, 2003.

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public
My Commission Expires: 1/4/06

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Phillip B. Tucker
4015 Ivy Drive
Nashville, TN 37216

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
201 4th Avenue North, 7th Floor
Nashville, TN 37219

MAP-PARCEL NUMBERS:
73-01-101

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERRILYN T. JOHNSON (f/k/a SHERRILYN S. TUCKER) and husband, JIM G. JOHNSON** hereinafter referred to as Grantor(s), hereby transfers and conveys to **PHILLIP B. TUCKER, unmarried** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 47 on the Plan of Moss Rose Heights, Section 3, of record in Book 1835, Page 103, Register's Office for said County, Tennessee.

SAID Lot No. 47 fronts 70.9 feet on the southwesterly side of Ivy Drive and runs back on the northwesterly line 162.1 feet and on the southeasterly line 161.7 feet to a dead line on which it measures 92.9 feet.

BEING the same property conveyed to SHERRILYN T. JOHNSON (f/k/a SHERRILYN S. TUCKER) and JIM G. JOHNSON by Quitclaim Deed from ASHLEY N. ARNOLD, TRUSTEE of record in Book 11727, Page 124, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **4015 Ivy Drive, Nashville, TN 37216.**

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18 day of July, 2003.

Jim G. Johnson
JIM G. JOHNSON

Sherrilyn T. Johnson
SHERRILYN T. JOHNSON (f/k/a SHERRILYN S. TUCKER)

Davidson County DEEDWARR
Recvd: 07/23/03 15:02 2pgs
Fees:13.00 Taxes:488.40
20030723-0103318

STATE OF Tennessee)
COUNTY OF Hardin)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jim G. Johnson**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 18th day of July, 2003.



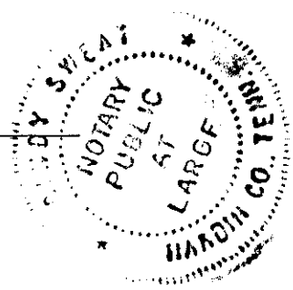
Cindy Sweat
Notary Public

My Commission Expires: 11-20-2004

STATE OF Tennessee)
COUNTY OF Hardin)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sherrilyn T. Johnson (f/k/a Sherrilyn S. Tucker)**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 18th day of July, 2003.



Cindy Sweat
Notary Public

My Commission Expires: 11-20-2004