THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20912-05-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: DJL $~~525,000.00~~ 523,500.00 Affiant Subscribed and sworn to before me, this 30th day of June, 2003. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE

WARRANTY DEED

Address New Owner: David J. Lee Elaine K. Lee 2509 Hemingway Drive Nashville, TN 37215	**Send Tax Bills To:** Washington Mutual Bank P.O. Box 808043 Petaluma, CA 94975	**Tax Information:** Map No.130.15 Parcel No. 078.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard A. Johnson and wife, Lori B. Johnson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David J. Lee and wife, Elaine K. Lee** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2509 Hemingway Drive, Nashville, TN, 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this June 30, 2003.

Richard A. Johnson

Lori B. Johnson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard A. Johnson and Lori B. Johnson**, with whom I am personally acquainted (or 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, at office, this 30th day of June, 2003

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 08/07/03 11:39 2pgs
Fees:13.00 Taxes:1936.95

20030807-0112577

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 Block "B" on the Plan of Tyne Meade Section III as of record in Plat Book 1424, pages 12 thru 14, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Richard A. Johnson and wife, Lori B. Johnson by deed dated September 29, 1990 from Hershel O. Key, III and wife, Diane K. Key of record in Book 8209, page 564, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) Restrictive covenants contained in an instrument of record in Book 1852, page 29, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons); and
4) All matters appearing on the Plan of record in Plat Book 1424, pages 12 thru 14, Register's Office for Davidson County, Tennessee.