WARRANTY DEED

STATE OF ~~TENNESSEE~~ Utah
COUNTY OF ~~WILLIAMSON~~ Salt Lake
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 2003

Notary Public

MY COMMISSION EXPIRES August 15, 2003
(AFFIX SEAL)

Notary Public
State of Utah

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Huggins (NAME)	Same (NAME)	129-11-67
70 Vaughns Gap Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Justin R. Johnsen and wife, Laura E. Johnsen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, William Huggins and Michael Jones

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:

Land in Davidson County, TN, BEING Lot No. 147 on the Plan of Section 1, Warner Park Valley, of record in Plat Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Justin R. Johnsen and wife, Laura E. Johnsen, by deed from William H. Nussle and Jane Louise Reeves, of record in Instrument No. 20000602-0055298, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2003 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 3466, page 89 and Book 3577, page 511; Plan of record in Plat Book 3600, pages 12, 13 and 14; all in the Register's Office for Davidson County, TN.

Davidson County DEEDWARR
Recvd: 08/29/03 10:48 2pgs
Fees:12.00 Taxes:0.00
20030829-0125753

unimproved ( )
This is improved (X) property, known as 70 Vaughns Gap Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hand this 31st day of July 2003

Laura E. Johnsen

Justin R. Johnsen

Laura E. Johnsen

STATE OF Utah
COUNTY OF Salt Lake

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Laura E. Johnsen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Salt Lake City Utah, on this the 31st day of July, 2003.

Notary Public

My Commission Expires: August 15, 2003

State of Utah

This DOCUMENT being RECORDED SIMULTANEOUSLY WITH PRECEDING Deed INST. # 20030829-0125752