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Davidson County DEEDWARR
Recvd: 09/02/03 13:20 2pgs
Fees:13.00 Taxes:727.05

20030902-0126707

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $196,500.00. Albert H. Johnson III Affiant Subscribed and sworn to before me, this 29 day of August, 2003. Notary Public My Commission Expires: 7-23-05

Address New Owner As Follows: Albert H. Johnson, III and Lisa Johnson 144 Kenner Avenue Nashville, TN 37205	Send Tax Bills To: NEW OWNER	Map-Parcel Number: 116-03-0 070.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ENSWORTH SCHOOL,** a Tennessee not for profit corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ALBERT H. JOHNSON, III AND WIFE, LISA JOHNSON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the south half of Lot No. 15, on the Plan of Kenner Manor Land Company's Second Subdivision, as shown on plat of record in Plat Book 421, page 100, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to The Ensworth School, a Tennessee non-profit corporation, by deed from Barbara J. Platt and Jane D. Sleeva, Co-Executors of the Estate of Mary Andrews Drennon, of record as Instrument No. 20010925-0103386, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters shown on the Plan of record in Book 421, page 100, Register's Office for said County.

3. Easement for Common Driveway of record in Book 9685, page 519, said Register's Office.

4. Easement of record in Book 4330, page 378, said Register's Office.

This is improved property known as 144 Kenner Avenue, Nashville, TN 37205.

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 it covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind itself, its successors heirs and assigns, 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 person whomsoever.

WITNESS my hand this 27th day of August, 2003.

Harry Hill McAlister, Trustee

Harry Hill McAlister, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HARRY HILL MCALISTER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Trustee, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of August, 2003.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007