Box 17

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 382,000.00
William W. Johnson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF August, 2003
Laura A. Beasley
Notary Public
MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/09/03 12:32 3pgs
Fees:18.00 Taxes:1413.40
20030909-0131436

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William W. Johnson (NAME) | SunTrust Mortgage, Inc. (NAME) | MAP 145-14 |
| 1223 Jefferson Davis Drive (ADDRESS) | 201 4th Avenue North/7th Floor (ADDRESS) | PARCELS 41 AND |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | 247 |

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, Mark W. Hayes and wife, Marcy Hayes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William W. Johnson and wife, Stacy S. Johnson

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:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Tyne Valley Estates, Section X, of record in Book 3700, page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 183 fronts 325 feet on the southerly side of Jefferson Davis Drive and runs back 242.7 feet on the easterly line and 204.57 feet on the southwesterly line to a dead line and measures 180.38 feet.

Tract 2:
Land in the 7th Civil District of Davidson County, Tennessee, city of Forest Hills, described as follows:

Beginning at a bolt in a tree at the southeast corner of Lot No. 198, Section 13, Tyne Valley Estates, of record in Book 4060, page 156, Register's Office for Davidson County, Tennessee; thence with the easterly line of Lot No. 198, North 28 deg. 24' 30" East 63.70 feet to the beginning of a curve; thence with said curve to the right having a radius 425.00 feet a distance of 93.83 feet to a point in the end of Jefferson Davis Drive; thence across the end of Jefferson Davis Drive, South 48 deg. 56' East, 50.00 feet to a point in the easterly margin of said road; thence with the easterly margin of said road with a curve to the right having a radius of 375.00 feet, a distance of 74.41 feet to the northwesterly corner of Lot No. 183, Tyne Valley Estates, Section Ten, of record in Book 3700, page 136, Register's Office for Davison County, Tennessee; thence with the westerly line of Lot No. 183, South 36 deg. 48' East, 204.57 feet to a point in the Carl K. Seyfert property; thence with a line between the herein described property and the Seyfert property, North 88

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 1223 Jefferson Davis Drive, Brentwood, TN 37027
(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 s this 27th day of August, 2003

Mark W. Hayes

Mark W. Hayes

Marcy Hayes

Marcy Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark W. Hayes and wife, Marcy Hayes

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 2003.

Commission expires 11/26/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

deg. 09' 30" West, 302.21 feet to the point of beginning and containing 0.65 acres more or less.

Being the same property conveyed to Mark W. Hayes by deed from David Charles Wood of record in Instrument No. 20021004-0121505, Register's Office for Davidson County, TN.

Marcy Hayes joins in this conveyance to convey any interest she may have as the wife of Mark W. Hayes.

Subject to restrictions of record in Book 4173, page 193, said Register's Office.

This conveyance is subject to any and all existing easements of record including a sewer easement of record in Book 8197, page 216, and to all matters shown on the plan of record in Book 3700, page 136, said Register's Office.

Taxes for the year 2003 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.