Davidson County DEEDWARR
Recvd: 10/15/03 10:53 2pgs
Fees:13.00 Taxes:495.43

20031015-0152811

WARRANTY DEED

B-BOA-03-0102

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,900.00

Affiant

Subscribed and sworn to before me, this 8th DAY Of October, 2003.

Notary Public

LAURA SHOWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: 3/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ron D. Pierce	Bank Of America	
102 Demoss Road	(NAME) 9000 Southside Blvd	103-2-242.00
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Jacksonville, FL 32256	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JASON M. JOHNSON AND WIFE, AMANDA JOHNSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RON D. PIERCE AND CANDICE R. PIERCE,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*MARRIED

LAND in Davidson County, Tennessee, being Lot No. Two, as shown on the plan entitled "Demoss Subdivision" as recorded in Plat Book 9700, Page 116, Register's Office of Davidson County, Tennessee, and being described according to a surv ey dated December 19, 1995 and prepared by Kevin L. Birdwell, R. L.S. No. 1797 and being more particularly described as follows:

BEGINNING at an iron pin set in the west right-of-way line of Demoss Road, a 50 foot wide right-of-way, said pin lying 20 feet west of the centerline of said road and also being the common corner of Lot One and Two as shown on the plan entitled "Demoss Subdivision" as recorded in Plat Book 9700, Page 116, Register's Office of Davidson County, Tennessee, and being the southeast corner of the herein described tract of land; thence, leaving the west right-of-way line of Demoss Road and with the common line of Lot One, S68,degrees, 30' 00" W, 133.41 feet to an iron pin set in the east line of Lot Four of the aforementioned Demoss Subdivision; thence, with the east line of Lot Four, N28 degrees 32' 51" W, 14.54 feet to an iron pin set; thence, continuing with the east line of Lot Four, N21 degrees, 30', 00" W, 62.45 feet to an iron pin set at the com mon west corner of Lot Two and Three of the aforementioned Demoss Subdivision; thence, leaving the east line of Lot Four and with the common line of Lot Three, N71 degrees, 16' 31" E, 50.63 feet to an iron pin set; thence, continuing with said common line, N 76 degrees, 26', 24" E, 102.74 feet to an iron pin set in the west right-of-way line of Demoss Road, S05 degrees, 37', 49" E, 62.63 feet to the point of beginning.

Being the same property conveyed to Jason M. Johnson and wife, Amanda Johnson by Deed dated February 28, 2002 and filed for record on March 4, 2002 in Instrument Number 20020304-0026916, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 102 Demoss Road, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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

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 my/our hand(s) ~~this~~ 8th day of October, 2003.

Jason M. Johnson

Amanda Johnson

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Jason Johnson and Amanda Johnson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th day of October, 2003.

Notary Public

My Commission Expires: 5/30/04

(SEAL)

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903