STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $105,450.00

David C. Kanatzar
Affiant

Subscribed and sworn to before me, this 16th day of October, 2003.

Notary Public

My commission expires: _____

Davidson County DEEDWARR
Recvd: 10/20/03 16:13 2pgs
Fees:13.00 Taxes:390.17
20031020-0154981

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David C. Kanatzar	**New Owner**	**108-12-276**
877 Sandburg Place		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Russell Dale Johnson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David C. Kanatzar

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:

Real estate located in Davidson County, Tennessee more particularly described as follows: Being Lot No. 21 on the Plan of Elmcrest Subdivision, as of record in Plat Book 7900, page 52, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Russell Dale Johnson, unmarried, by Warranty Deed, from Pamela J. McKeage, unmarried, and Shelly D. O'Sullivan, unmarried, of record in Record Book 10931, page 702, dated May 8, 1998, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 7900, page 52, Register's Office for DAVIDSON County, Tennessee.
2. Restrictive covenants contained in an instrument of record in Book 8326, page 915, Register's Office for DAVIDSON County, Tennessee.
3. Deeds of Conveyance for water main and sanitary sewer of record in Book 8127, pages 853 and 901, Register's Office for DAVIDSON County, Tennessee.
4. Judgment lien against Russell D. Johnson of record in Instrument No. 20030924-0141598, Register's Office for Davidson County.
5. Any and all visible easements lying on or across the property.
6. Rights or claims of parties in possession not shown by the public records.
7. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved (XX) unimproved (____) property known as 877 Sandburg Place, Nashville, TN 37214.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this 16th day of October, 2003.

Russell Dale Johnson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Russell Dale Johnson, the within named sellers, 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 16th day of October, 2003.

Notary Public

My Commission Expires: