WARRANTY DEED

Please Return to:
Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Ste 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/24/03 15:30 2pgs
Fees:13.00 Taxes:580.90

20031024-0157509

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 2003

Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brett Stokes (NAME)	Georgia Bank & Trust Co. of (NAME)	MAP 061-15
3805 Oxford Avenue (ADDRESS)	1321 Murfreesboro Rd. Ste. 701 (ADDRESS)	PARCEL 387
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, Kelly M. Johnson and Stephana M. Johnson, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brett Stokes and Donna Stokes, Both Unmarried

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, Tennessee, and BEING parts of Lots No. 264 and 265 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Survey, dated May 10, 1969, revised May 15, 1969, as follows:

BEGINNING on the westerly margin of Oxford Street, at a point 300 feet north of the northerly margin of Stratford Avenue, said point being 35 feet south of the corner of Lots No. 264 and 265; thence westerly and parallel with the line between two said lots 207.4 feet to the easterly line of Lot No. 270; thence with the easterly lines of Lots No. 270 and 271 northwwardly 66.4 feet to an iron pin; thence eastwardly 78.6 feet to a point which is 109.3 feet southerly from the southerly margin of Newman Avenue, thence northwardly 109.3 feet to a point in the southerly margin of Newman Avenue at its easterly terminus, which said point is 99 feet easterly front the common corner of Lots Nos. 264 and 272; thence eastwardly with the northerly line of Lot No. 264, 119.7 feet to the westerly margin of Oxford Street; thence southwardly along the same margin of Oxford Street, 145.8 feet to the point of beginning.

BEING the same property conveyed to Kelly M. Johnson and wife, Stephana M. Johnson, by Warranty Deed from Robert Hugh Collier, and wife, Patricia L. Collier, dated August 17, 2001, and recorded at Instrument No. 20010822-0090667, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

This is unimproved ( ) improved (X) property, known as 3805 Oxford Avenue, Nashville, TN 37216
(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 17th day of October, 2003

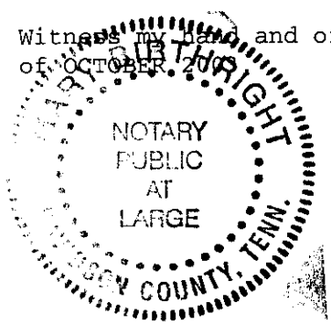
Kelly M. Johnson
By: Kelly M. Johnson by Stephana M. Johnson attorney in fact
Stephana M. Johnson, Attorney-in-fact

Stephana M. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of OCTOBER, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared, STEPHANA M. JOHNSON, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of KELLY M. JOHNSON, as His attorney in fact, being authorized so to do, and acknowledged she executed the same as the free act of KELLY M. JOHNSON.

Witness my hand and official seal at Goodlettsville, Tennessee, this 17th day of OCTOBER, 2003.



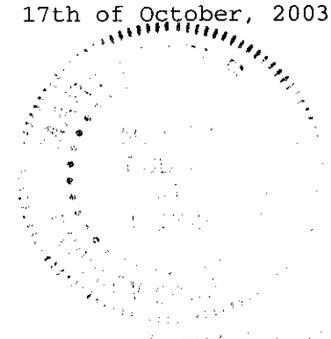
My Commission Expires OCT. 25, 2003

NOTARY PUBLIC

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 STEPHANA M. JOHNSON, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 17th of October, 2003.



My Commission Expires

NOTARY PUBLIC

STEPHANA M. JOHNSON executed on behalf of KELLY M. JOHNSON, pursuant to the Power of Attorney recorded at Instrument No._____, Register's Office for Davidson County, TN