STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,123.63.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of October, 2003.

Notary Public

My Commission Expires: 11-2005

D. R. BARRETT, JR. NOTARY PUBLIC WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/05/03 15:10 2pgs
Fees:13.00 Taxes:307.56
20031105-0162599

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michele L. Johnson and Phillip A. Hart
421 Dawn Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
3514 Hobson Drive
Hermitage, TN 37076

MAP-PARCEL NUMBERS:
133-12-177

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cindy L. Shown and Mildred J. Kidwell** hereinafter referred to as Grantors, hereby transfers and conveys to **Michele L. Johnson and Phillip A. Hart, tenants in common with rights of survivorship,** hereinafter referred to as 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, being Lot No. 9 on the Plan of Section Two, Greenwood Hills, of record in Book 4955, Page 31, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mildred J. Kidwell and Cindy L. Shown, both unmarried persons, as Tenants in Common with a right of Survivorship, by Warranty Deed from David F. Higgins and wife, Mary Irene Higgins, of record in Book 9639, Page 750, dated April 6, 1995, Register's office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4955, Page 31, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5071, Page 50, Register's Office for Davidson County, Tennessee.

Avigation Easement and Contract of record in Book 9639, Page 748, Register's Office for Davidson County, Tennessee.

All matters as shown on the plan of record in Book 4955, Page 31, Register's Office for Davidson County, Tennessee.

The Mortgage Loan Inspection made by Campbell, McRae and Associates Surveying, Inc., dated March 8, 1995, bearing order No. 105-39-6, above a storage shed encroaching over onto the 20 ft. sewer easement and 12 inch water line.

County and/or City taxes for the year 2003, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 421 Dawn Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 31st day of October, 2003.

Cindy L. Shown

Mildred J. Kidwell

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cindy L. Shown and Mildred J. Kidwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2003.

Notary Public

My Commission Expires: 4.22.05

D. R. BARRETT, JR. NOTARY PUBLIC DAVIDSON COUNTY, TN

09650-ST