40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 12/12/03 15:42 2pgs
Fees:13.00 Taxes:485.28
20031212-0178592

ADDRESS NEW OWNER:

Timothy D. Faulk and wife,
Virginia Faulk
2762 Quarry Road
Mt. Juliet, TN 37122

SEND TAX BILL:

New Owner

MORTGAGEE:
Cavalry Banking
P. O. Box 1585
Murfreesboro, TN 37133

MAP AND PARCEL:
MAP 81-12
PARCELS 460 AND 461

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Leroy H. Johnson, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Timothy D. Faulk and wife, Virginia Faulk, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Waynick Subdivision, of record in Plat Book 6200, page 556, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Leroy H. Johnson by deed from James S. Sweeney, Sr. and wife, Rita E. Sweeney, of record in Book 11249, page 987, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Waynick Subdivision, of record in Plat Book 6200, page 556, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Leroy H. Johnson by deed from James S. Sweeney, Sr. and wife, Rita E. Sweeney, of record in Book 11249, page 981, Register's Office for Davidson County, Tennessee.

Diana A. Johnson joins in the execution of this instrument to convey her interest in the property as spouse of Leroy H. Johnson.

This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1524 and 1528-12th Ave. N., Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of December, 2003.

Leroy H. Johnson

Diana A. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Leroy H. Johnson and wife, Diana A. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 11th day of December 2003.

Notary Public

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

My Commission Expires: 1/29/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $125,750.00.

AFFIANT

Subscribed and sworn to before me
this 11th day of December, 2003.

NOTARY PUBLIC

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

My Commission Expires: 1/29/05