Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/04/04 11:13 2pgs
Fees:13.00 Taxes:913.90
20040204-0013597

39-B
File #04-1007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mitchell A. Watts, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Steven C. Johnson, and wife, Camelia Natal Johnson,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 200 feet of the northerly 240 feet of the Block N. 2 on the corrected Plan of T. P. Weakley's Subdivision of Blocks 1, 2 and 3, as of record in Book 421, Page 50, Register's Office for Davidson County, Tennessee described as follows:

Beginning on the southerly margin of Franklin Avenue 150 feet easterly from the northwest corner of said Block No. 2; thence with the southerly margin of said avenue easterly 50 feet; thence southerly parallel with the west line of said Block, 240 feet to the northerly margin of a proposed alley; thence with said proposed alley, westerly 50 feet; thence northerly 240 feet to the beginning.

Being the same property conveyed to Mitchell A. Watts, unmarried by deed of record in Inst No. 20030224-0023745, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1418 Franklin Avenue, Nashville TN 37206.

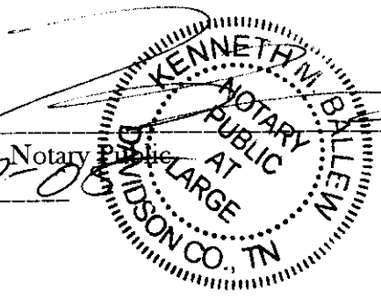
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 23rd day of January, 2004

Mitchell A. Watts

State of Tennessee)
County of Davidson)

On this 23rd day of January, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mitchell A. Watts, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

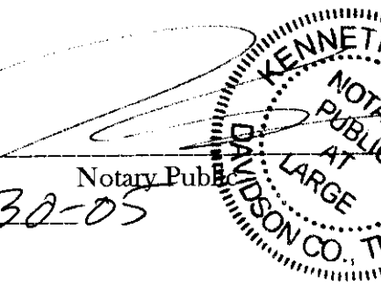
My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 247,000.00.

Affiant

Sworn and subscribed before me on this the 23rd day of January, 2004.



Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Steven C. Johnson
1418 Franklin Avenue
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:
83-5-363