Davidson County DEEDWARR
Recvd: 02/06/04 15:35 2pgs
Fees:13.00 Taxes:1110.00

20040206-0014977

THIS INSTRUMENT PREPARED BY: **Marcy S. Hardee** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $300,000.00. Will T Vance Affiant Subscribed and sworn to before me, this 5th day of February, 200[illegible] Notary P[illegible] My Commission Exp[illegible]

Address New Owner As Follows: Will T. Vance and wife, Carol Vance Richard D. Sweeney and wife, Janice B. Sweeney 1607 Observatory Ct. Nashville Tenn 37215	Send Tax Bills To: Same	Map-Parcel Number: 131-16-0 037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAROLD WALLACE GREER, AS EXECUTOR OF THE ESTATE OF LINDSAY WILLING JOHNSON, deceased,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WILL T. VANCE AND WIFE, CAROL VANCE, AND RICHARD D. SWEENEY AND WIFE, JANICE B. SWEENEY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Part of Overton Lea Estates, Gateway Acres, Second Addition, as of record in Book 1424, page 83, Register's Office for said County.

Said Lot No. 9 fronts 224.6 feet on the southerly side of Stonewall Drive and runs back between lines 250.3 feet on the easterly line and 251 feet on the westerly line to a dead line in the rear measuring 225 feet thereon, and contains 1.29 acres.

Being the same property conveyed to Lindsay W. Johnson and wife, Theresa C. Johnson by deed from Frank P. Gobel and wife, Sue Walker Gobel, of record in Book 2092, page 23, Register's Office for Davidson County, Tennessee; the said Theresa C. Johnson having since died, vesting title in Lindsay W. Johnson as surviving tenant by entirety; and further, the said Lindsay W. Johnson, also known as Lindsay Willing Johnson, having since died and his will of record in Probate File No. 03P-1982, Probate Office for Davidson County, Tennessee, appointing Harold Wallace Greer as Executor of his estate.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1424, page 83, Register's Office for Davidson County, Tennessee.

This is improved property known as 1015 Stonewall Drive, Nashville, TN 37220.

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 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 further covenant and bind myself, my heirs, successors and assigns, 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 person whomsoever.

WITNESS my hand this 5th day of February, 2004.

Harold Wallace Greer, Executor of the Estate of
Lindsay Willing Johnson, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HAROLD WALLACE GREER, EXECUTOR OF THE ESTATE OF LINDSAY WILLING JOHNSON,** with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of February, 2004.

Notary Public

My Commission Expires: 9/24/2005