STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,800.00

Jennifer McDowell
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of February, 2004.

Gregory Polan
Notary Public

My Commission Expires: 3/25/04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/27/04 14:13 2pgs
Fees:13.00 Taxes:916.86
20040227-0022529

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brandt H. Johnson and Lucinda W. Johnson
4909 Traceway Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 155-160-A-172.00CO

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, **Daniel A. Sims and wife, Deborah J. Sims** hereinafter referred to as Grantors, hereby transfers and conveys to **Brandt H. Johnson and wife, Lucinda W. Johnson** 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. 187 on the Plan of Traceside Section Seven, of record in Plat Book 9700, Page 423, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Daniel A. Sims and wife, Deborah J. Sims by Warranty Deed from Centex Homes, A Nevada General Partnership, of record in Book 11628, Page 353, Register's for Davidson County, Tennessee, dated August 18, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 423, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9236, Page 504; Book 9435, Page 493; Book 9677, Page 675; and at Instrument No. 2002 011100 04996 and 2002 01160006610, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9668, Page 894, Register's Office for Davidson County, Tennessee.

Conveyance of record at Instrument No. 2000 032900 31451, Register's Office for Davidson County, Tennessee.

Landscape Agreement of record in Book 10355, Page 859, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9668, Page 899, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4909 Traceway Drive, Nashville, Tennessee 37221.

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 25th day of February, 2004.

Daniel A. Sims by Lise Deschenes

Daniel A. Sims
By: Lise Deschenes Attorney-in-fact

Deborah J. Sims by Lise Deschenes

Deborah J. Sims
By: Lise Deschenes Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Lise Deschenes with whom I am personally acquainted and who proved herself to be the attorney-in-fact for Daniel A. Sims and Deborah J. Sims who, being authorized to do so, further acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name as the attorney-in-fact for Lise Deschenes .

Witness my hand and official seal this 25th day of February, 2004.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL Notary Public At Large WILLIAMSON COUNTY, TN

10010-BW