THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22266-01-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $258,000.00. Affiant Subscribed and sworn to before me this 27th day of February, 2004. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Christopher R. Johnson Lisa S. Johnson 5744 Templegate Drive Nashville, TN 37221	**Send Tax Bills To:** Franklin American Mortgage Co. 501 Corporate Centre Dr., #400 Franklin, TN 37067	**Tax Information:** Map No.159.09 Parcel No. 013.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles A. Layfield, Jr. and wife, Harriet M. Layfield**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher R. Johnson and wife, Lisa S. Johnson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5744 Templegate Drive, Nashville, Tennessee, 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of February, 2004.

Charles A. Layfield, Jr.

Harriet M. Layfield

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles A. Layfield, Jr. and Harriet M. Layfield**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2004.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 03/04/04 11:55 2pgs
Fees:13.00 Taxes:954.60

20040304-0024572

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section Two Revised Templegate as of record in Plat Book 6900, page 102, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Charles A. Layfield, Jr. and wife, Harriet M. Layfield by deed dated December 29, 1992 from Christopher F. Homrich and wife, Christie S. Homrich of record in Book 8831, page 632, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 County Taxes, which have been prorated and assumed by the Grantee(s)
2) Restrictions of record in Book 6766, page 754;
3) All matters appearing on the Plan of record in Book 6900, page 102, Register's Office for Davidson County, Tennessee.