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. 22294-01-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $189,000.00. Affiant Subscribed and sworn to before me this 26th 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:	**Send Tax Bills To:**	**Tax Information:**
Michael T. Bertrand Theresa T. Bertrand 754 Goodpasture Terrace Nashville, TN 37221	Franklin Financial Mortgage, Inc. 110 3rd Avenue North Franklin, TN 37064	Map No. 156.02 Parcel No. 096.00 & 162.00

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, **Christopher R. Johnson and wife, Lisa S. Johnson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael T. Bertrand and wife, Theresa T. Bertrand** ("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 754 Goodpasture Terrace, 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 26th day of February, 2004.

Christopher R. Johnson

Lisa S. Johnson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Christopher R. Johnson and Lisa S. Johnson**, 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 26th 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: 03/12/04 14:32 2pgs
Fees:13.00 Taxes:699.30

20040312-0028776

EXHIBIT "A"

TRACT I
Land in Davidson County, Tennessee, being Lot No. 320 on the Plan of Resubdivision of Lot Nos. 320 and 321, Harpeth Valley Park, of record in Book 4060, page 190, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and acurate legal description.

TRACT II
Land in Davidson County, Tennessee, being Parcel "A" on the Plan of Harpeth Woods, Section of Harpeth Valley Park Subdivision, as of record in Book 4860, page 111, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Said Parcel "A" is to be used with Lot 320 Harpeth Valley Park, Section III, and is not an individual building site.

Being the same property conveyed to Christopher R. Johnson etux Lisa S. Johnson by deed dated September 18, 1992 from David A. Eltringham etux Susan M. Eltringham of record in Book 8767, page 951, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Restrictions of record in Book 3857, page 858, Book 4237, page 179, Book 5051, page 92 as amended in Book 5197, page 123 and Book 5228, page 718; and
3) All matters appearing on the Plan of record in Book 4060, page 190 and Book 4860, page 111, Register's Office for Davidson County, Tennessee.