STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of May, 2004.

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES NOVEMBER 30, 2004

Notary Public

My Commission Expires: 11/30/04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 05/21/04 12:38 2pgs
Fees:13.00 Taxes:510.60
20040521-0059967

ADDRESS NEW OWNER(S) AS FOLLOWS:
Steven W. Johnson and Shelly L. Selchow
289 Ocala Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
CENTRAL CAROLINA BANK
MORTGAGE SERVICING (OC-26)
P.O. BOX 3660
DURHAM, NC 27702

MAP-PARCEL NUMBERS:
162-05-0-102.00

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, **David Saunders and Cynthia J. Saunders, husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Steven W. Johnson, unmarried, and Shelly L. Selchow, unmarried, as joint tenants with right of survivorship,** 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. 195 on the Plan of Hickory Valley Subdivision, Section 1, of record in Book 4175, page 75, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Saunders and Cynthia J. Saunders, husband and wife, by Warranty Deed from J. David Gamble and Susan M. Gamble, husband and wife, of record in Book 11533, page 374, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4175, Page 75, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4353, Page 54, Register's Office for Davidson County, Tennessee.

Easement of record in Book 4466, Page 661, 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 289 Ocala Drive, Nashville, Tennessee 37211.

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 19th day of May, 2004.

* David Saunders
David Saunders

* Cynthia J. Saunders
Cynthia J. Saunders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Saunders and Cynthia J. Saunders, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of May, 2004.

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

Notary Public

My Commission Expires: 11/2/05

My Commission Expires 11/02/05

10604-BP