Davidson County DEEDWARR
Recvd: 06/08/04 12:41 2pgs
Fees:13.00 Taxes:340.40
20040608-0067723

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Lisa Kay Johnson 4001 R. Dermont Dr. Nashville, TN 37207-1518	Same as New Owner	Map 4-16 Parcel 17

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, PATRICIA ANN SHEPARD BAYLESS and NANCY CAROLYN SHEPARD CONNER, as tenants in common, each owning a one-half (½) undivided interest, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto LISA KAY JOHNSON, an unmarried woman, hereinafter referred to as the "GRANTEE", her 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. 124 on the Plan of Section V, Bellshire Estates, as of record in Book 2133, Page 114, Register's Office for Davidson County, Tennessee.

SAID Lot No. 124 front 89.1 feet on the north side of Tuckahoe Drive and runs back between lines, 228.5 feet on the west line and 225.3 feet on the east line to a dead line in the rear on which it measures 92 feet.

BEING the same property conveyed to Patricia Ann Shepard Bayless and Nancy Carolyn Shepard Conner, as tenants in common, each owning a one-half (½) undivided interest, by Affidavit of Heirship dated April 16, 2004 and filed for record in Instrument No. 20040426-0047138, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The said property is improved property located at 1134 Tuckahoe Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Any and all matters as they may appear on the Plan of Bellshire Estates, Section V, of record in Book 2133, page 114, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. Section 26-2-307 or other similar statute.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

PATRICIA ANN SHEPARD BAYLESS

NANCY CAROLYN SHEPARD CONNER

"GRANTEE"

LISA KAY JOHNSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA ANN SHEPARD BAYLESS, NANCY CAROLYN SHEPARD CONNER, and LISA KAY 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 the 4th day of June, 2004.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $92,000.00.

Affiant

Sworn to and subscribed before me, this the 4th day of June, 2004.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005