THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19326D

Davidson County DEEDWARR
Recvd: 10/29/04 10:16 2pgs
Fees:13.00 Taxes:203.50
20041029-0129972

MAP/GROUP/PARCEL:
050-03050.00

NEW OWNER'S NAME AND ADDRESS:
Dennis Neil Johnson and Sandra Johnson
~~1353 Belshire Terrace~~ 102 Tyne Bay Drive
~~Nashville Tennessee 37207~~ Hendersonville, TN 37075

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, James S. Sweeney Sr. an unmarried man, hereinafter called Grantor, does hereby transfer and convey unto Dennis Neil Johnson and wife Sandra Johnson, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 46 ON THE PLAN OF BELLSHIRE TERRACE, SECTION ONE, PHASE TWO, OF RECORD IN BOOK 6250, PAGES 179 AND 180, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY ZONE LOT DIVISION OF LOTS 46 THRU 49, BELLSHIRE TERRACE, SECTION ONE, PHASE TWO, AS OF RECORD IN BOOK 6900, PAGE 690, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is improved property commonly known as 1353 Belshire Terrace, Nashville, Tennessee 37207.

Being the same property conveyed to James S. Sweeney Sr. and Rita E. Sweeney as of record in Book 11592, Page 329, Register's Office for Davidson County, Tennessee. Rita E. Sweeney is now deceased and at the time of her death was the wife of James S. Sweeney Sr.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

James S. Sweeney Sr.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority,James S. Sweeney Sr., with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 27th day of October, 2004.

NOTARY PUBLIC

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires:

3-25-08

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $55,000.00.

AFFIANT

Sworn to and subscribed before me, this the 27th day of October, 2004.

NOTARY PUBLIC

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires:

3-25-08