03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Affiant

Subscribed and sworn to before me, this 25th day of February, 2005.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 03/08/05 16:06 2 pgs
Fees:13.00 Taxes:92.50
20050308-0025837

03-0502-32555

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey Johnson 303 N. 16th St. Nashville, TN 37206	New Owner	22-00-O-176

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen Fouche**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeffrey Johnson**, hereinafter called the Grantees, their successors 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 more particularly described as follows:

Beginning at a point in the centerline of Swindle Road Extended, a 50 foot wide private ingress/egress and utility access easement; thence, North 39 degrees 19' 13" West; 501.42 feet to an iron pin; thence, North 50 degrees 40' 46" East, 257.60 feet to an iron pin; thence, South 39 degrees 19' 14" East, 643.07 to a point in the centerline of Swindle Road Extended: thence, with Swindle Road Extended, South 42 degrees 20' 06" West, 65.96 feet to a point; North 55 degrees 59' 31" West; 137.56 feet to a point; South 57 degrees 55' 44" West, 154.10 feet to the point of beginning, containing 3.30 acres, more or less.

Being the same property conveyed to Stephen Fouche by deed from Ronnie D. Cunningham and wife, Vicki L. Cunningham, dated 8/30/2004, of record in Instrument No. 20040903-0107027, Register's Office for Davidson County, Tennessee.

Subject property is not and has never been the principal residence of the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is uimproved property known as Lot 14, Swindle Road, Nashville, TN

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee, Jeffrey Johnson, to assume the unpaid balance of a note secured by a deed of trust to Ronnie D. Cunningham and Vicki L. Cunningham of record in Instrument No. 20040903-0107028, said Register's Office.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of February, 2005.

Stephen Fouche

Jeffrey Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen Fouche and Jeffrey Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25th day of February, 2005.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05