WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July 2005

Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Dawn Johnson (NAME)	Same As New Owner (NAME)	MAP 007-14
1419 Springfield Highway (ADDRESS)	(ADDRESS)	PARCEL 4.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Austin M. Writesman, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa Dawn Johnson, unmarried

HEREINAFTER CALLED THE 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 the 10th Civil District of Davidson County, Tennessee, BEING Lot No. 96 on the Final Plat of the Resubdivision of Lot 96, Grizzard Manor, Section Four, of record as Instrument No. 200007280074669 and by Instrument To Amend Final Subdivision Plat of record as Instrument No. 20050622-0071475, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

INCLUDED in the above described Lot No. 96 on the Plan of Grizzard Manor, Section Four, but expressly EXCLUDED from this conveyance is the property described in a Right of Way Deed to the State of Tennessee of record in Book 6121, page 687, said Register's Office, more particularly and specifically described as follows, to-wit:

PARCEL NO. 1: BEGINNING at a point on the southeast corner of the John Paul Peay etux property said point being on the present northeast right of way line of S.R. 11 on highway project 19032-2207-04; thence north westwardly 200 feet more or less along said present right of way line to a point; thence north 52 deg. 40 min. East 10 feet more or less along Peay's property line to a point on the proposed northeast right of way of S.R. 11 being 50 feet right at paper located station 164+80.12; thence south 48 deg. 48 min. 44 sec. East 197.60 feet along proposed right of way line to a point; thence south 41 deg.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1419 Springfield Highway, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 14th day of July 2005

Austin M. Writesman

Davidson County DEEDWARR
Recvd: 07/15/05 13:23 3 pg
Fees:18.00 Taxes:1091.50

20050715-0082436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Austin M. Writesman, a married man

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of July, 2005.

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

11 min. 16 sec. West 8 feet more or less along the southeast property line of Peay to the point of beginning and containing 1,970 square feet.

PARCEL NO. 2: BEGINNING at a point on the proposed northeast right of way line of S.R. 11 on highway project 19032-220704; said point being 50 feet right at paper located station 163+1-; thence north 48 deg. 48 min. 44 sec. West 170.12 feet along said proposed right of way to a point; thence north 52 deg. 40 min. East 42 feet, more or less to a point 90 feet right at paper located station 164+71.99; thence south 04 deg. 56 min. 30 sec. West 37.2 feet to a point; thence south 48 deg. 48 min. 44 sec. East 140.0 feet to a point; thence south 41 deg. 11 min. 16 sec. West 10 feet to the point of beginning and containing 2,113 square feet.

Being the same property conveyed to Austin M. Writesman by deed dated Feb. 03, 2005, from Kelvin Winrow and wife, Karen Winrow, of record at Instrument Number 20050204-0013306 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements, restrictive covenants of record, and a subsurface sewer system easement of record in Book 11718, page 753, said Register's Office.

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. 260-2-307 or other similar statute.