Davidson County DEEDWARR
Recvd: 08/05/05 09:25 2 pgs
Fees:13.00 Taxes:727.05
20050805-0092252

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
624 Hwy 76
White House, TN 37188

Our File Number: 21394Q

MAP/GROUP/PARCEL:
43-1/102

NEW OWNER'S NAME AND ADDRESS:
SIMONE J. JOHNSON
822 NIGHTINGALE ROAD
W. HEMPSTEAD, NEW YORK 11552

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN CONSIDERATION, the receipt of which is hereby acknowledged, **TED MYRON BRYANT, AN ONE-HALF (1/2) UNDIVIDED INTEREST AND ALICE W. BRYANT, AN ONE-HALF (1/2) UNDIVIDED INTEREST**, hereinafter called Grantors, do hereby transfer and convey unto **SIMONE J. JOHNSON, AN UNMARRIED WOMAN,** her heirs and assigns, hereinafter called Grantee, the property described as follows:

Land in Davidson County, Tennessee, being the northerly 130 feet of the southerly 307.4 feet of Lot "H" on the Map of Ready's Subdivision of the Thornton Tract as of record in book 332, page 110, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Pierce Road, 236.6 feet from the southeast corner of Shannon Avenue and said Pierce Road, said point being also in the southeast corner of that part of said lot "H" conveyed to Oliver A. Stier and wife, by deed from Elizabeth Buckner Morris, of record in Book 975, page 279, said Register's office; thence with Stier's southern boundary line westwardly 318 feet, more or less, to said Stier's Southwest corner, being in the eastern boundary line of Lot "1" on said Plan; thence with the same, southwardly 130 feet; thence eastwardly 317 feet, more or less, to the westerly margin of said Pierce Road; thence with the same northwardly 130 feet to the beginning.

The subject property is improved property known as 1011 Pierce Road, Madison, TN 37115.

BEING the same property conveyed to the grantors herein by deed of record as Instrument Number 20010514-0049486 and originally of record in Book 4707, Page 72, Register's Office for Davidson, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are 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.

representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Ted Myron Bryant

Alice W. Bryant

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Ted Myron Bryant and Alice W. Bryant, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in White House, Tennessee, on this the 29th day of July, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES 11/13/05

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $196,500.00.

AFFIANT

Sworn to and subscribed before me, this the 29TH day of July, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/13/05

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY