WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/30/07 10:52 2 pgs
Fees:13.00 Taxes:1054.50

20071030-0127782

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$285,000.00**

Affiant

Subscribed and sworn to before me, this [illegible] of October, 2007

Notary Public

MY COMMISSION EXPIRES: 1/4/08
(AFFIX SEAL)

JAMES M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Sevieri	New Owner	103-09
(NAME)	(NAME)	(MAP)
164 Lelawood Circle		40
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Charles Paul Johnson, Mary Nell Johnson Beck, Charles Paul Johnson, and Thomas Mark Johnson, individually and as devisees, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto John Sevieri and wife, Brandi Sevieri, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 10, on the Plan of Hillwood Park, of record in Book 3300, page 27, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Linton C. Johnson and wife, Ruth L. Johnson, by deed from C. C. Adams, Successor Trustee, dated March 25, 1969, of record in Book 4330, page 388, Register's Office for Davidson County, TN. The said Linton C. Johnson and Ruth L. Johnson both having since died. The said Linton C. Johnson having predeceased Ruth L. Johnson. And being the same property conveyed to Charles Paul Johnson, Mary Nell Johnson Beck and Thomas Mark Johnson, individually and as devisees by Executor's Quitclaim Deed from Thomas Mark Johnson, Executor of the Estate of Ruth L. Johnson, deceased, dated April 24, 2007, of record in Instrument No. 20070424-0048976, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 164 Lelawood Circle, Nashville, Tennessee 37209

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/our hand(s) this 18th day of October, 2007.

Charles Paul Johnson, individually, by
Thomas Mark Johnson as Attorney-in-Fact

Mary Nell Johnson Beck, individually,
by Thomas Mark Johnson as
Attorney-in-Fact

Thomas Mark Johnson, individually

Charles Paul Johnson, as devisee, by
Thomas Mark Johnson as Attorney-in-Fact
Executed pursuant to POA of record in Instrument No. 20070911-0108769 RODC, TN

Thomas Mark Johnson, as devisee

Mary Nell Johnson Beck, as devisee,
by Thomas Mark Johnson as
Attorney-in-Fact
Executed pursuant to POA of record in Instrument No. 20070911-0108770, RODC, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Thomas Mark Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Charles Paul Johnson and Mary Nell Johnson Beck, the within named bargainors, individually and as devisees, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names Charles Paul Johnson and Mary Nell Johnson Beck, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 18th day of October, 2007.

Notary Public

JAMES M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/14/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Thomas Mark Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this 18th day of October, 2007.

Notary Public

JAMES M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 11/14/09