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This Instrument Prepared By:
JOSEPH LUKOMSKI, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, Tennessee 37076
PH: (615) 883-4998

ADDRESS NEW OWNER:
PAUL M. JOHNSON and wife,
RUTH ANN JOHNSON
5445 Vanderbilt Road
Old Hickory, TN 37138

SEND TAX BILLS:
COLLATERAL INVESTMENT COMPANY
2100 First Avenue North
Birmingham, AL 35203

MORTGAGEE:
COLLATERAL INVESTMENT COMPANY
(SAME AS ABOVE)

MAP-PARCEL:
MAP 44-5
PARCEL 73
4D-36275

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Christopher A. Shinault and wife, Cheryl A. Shinault, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Paul M. Johnson, Sr. and wife, Ruth Ann Johnson, 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 Davidson County, Tennessee, being Lot No. 130 on the Map of Rayon City, as of record in Book 843, Page 13, Register's Office for said County.
>
> Said Lot No. 130 fronts 50 feet on the northwesterly side of Rayon Drive, formerly Lindbergh Avenue, and runs back between parallel lines 150 feet to a 10 foot reserved strip.
>
> Being the same property conveyed to Christopher A. Shinault and wife, Cheryl A. Shinault, by Warranty Deed dated October 7, 1985, from William G. Miller and wife, Claudia N. Miller, of record in Book 6678, Page 463, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.

This is improved property known as 325 Rayon Drive, Old Hickory, Tennessee, 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul M. Johnson, Sr. and wife, Ruth Ann Johnson, their heirs and assigns, forever; and we, Christopher A. Shinault and wife, Cheryl A. Shinault, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of August, 1987.

Christopher A Shinault — CHRISTOPHER A. SHINAULT

Cheryl A Shinault — CHERYL A. SHINAULT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Christopher A. Shinault and Cheryl A. Shinault, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this the 27th day of August, 1987.

Julie A Faulk
NOTARY PUBLIC

My Commission Expires: 3-11-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $39,236.60.

Paul M Johnson Jr.
AFFIANT

Subscribed and sworn to before me this 27th day of August, 1987.

Julie A Faulk
NOTARY PUBLIC

My Commission Expires: 3-11-91

IDENTIFICATION REFERENCE

AUG 28 10 53 AM '87

DAVIDSON COUNTY, TN

60191

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

39236.60- CAMT.
109.76 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 116.26-
6735A08/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 0 1.9 1.

IDENTIFT REFERENCE

AUG 28 10 53 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10541