BOOK 10904 PG 606

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,900.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 19 98

Angela M. Lake
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth S. Johnson (NAME)	Columbia National Mtg (NAME)	161-10-B-70.00
5120 English Village Drive (ADDRESS)	P.O. Box 3050 (ADDRESS)	06DU-B2431
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Columbia, MD 21045-6050 (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, Rosario Van Pernis (formerly known as Rosario I. Garcia) and husband, Thomas Van Pernis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth S. Johnson and wife, Kelly R. 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, TN, BEING Lot No. 261 on the Plan of Villages of Brentwood Second Revision, Phase Six, of record in Plat Book 6900, page 316, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Rosario I. Garcia, unmarried, by deed from Fox Ridge Homes, Inc., of record in Book 7884, Page 69, Register's Office for Davidson County, Tennessee. The said Rosario I. Garcia having since married Thomas Van Pernis and is now known as Rosario Van Pernis.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6900, page 316; Declaration of Covenants, Conditions, and Restrictions of record in Book 6143, page 11, as amended in Book 6398, page 495, Book 6852, page 497, and Book 7207, page 251; Charter in Book 6158, page 352; all of record in the Register's Office for Davidson County, Tennessee.

Rosario I. Garcia, Rosario Van Pernis and Rosario I. Van Pernis being one in the same person.

Thomas Van Pernis joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Rosario I. Garcia n/k/a Rosario Van Pernis.

1520 English Village Drive - Nashville, TN. 37211 and 301 Harwich Court - Nashville, TN. 37211 being one in the same property.

unimproved ( )
This is improved (X) property, known as 5120 English Village Drive, Nashville, TN 37211
(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 our hand s this 23rd day of April 19 98

Rosario Van Pernis

Rosario Van Pernis

Thomas Van Pernis

STATE OF TENNESSEE

BOOK 10904 PAGE 607

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rosario Van Pernis and husband, Thomas Van Pernis

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of April, 19 98 AT LARGE.

Commission expires 9-23-2000

Notary Public

KAREN H. SUGGS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

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 _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED

9775 04/28 0101 03CHECK 497.03

FROM

Rosario Van Pernis and husband,
Thomas Van Pernis

TO

Kenneth S. Johnson and wife,
Kelly R. Johnson

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

98 APR 28 PM 3:58

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE

01308809

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10904 PG 608

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 131900.00
CON TX 488.03
PRFEE 1.00
WDEED 8.00
TOTAL 497.03
CHECK 497.03

04/28/98 01 15:59 0001 9775

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0430809
IDENTIFICATION REFERENCE

98 APR 28 PM 3:58

DAVIDSON COUNTY, TENN.

No. 1285872