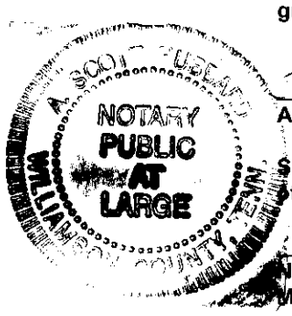
Realty Title 481

Prepared by:
Lassiter, Tidwell & Hildebrand,
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00



Affiant

Subscribed and sworn to before me, this 26th day of May, 2000.

Notary Public
My commission expires: 03/21/01

Address of New Owner:	Send Tax Bills to:	Tax Information
S. Brian Johnson	Franklin American Mortgage	181-03-A 131.00
7012 Calderwood Drive	501 Corporate Centre Drive, #400	
Antioch TN 37013	Franklin, TN 37067	

Instr:200005310054000 Page: 1 OF 2
REC'D FOR REC 05/31/2000 1:04:27PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $647.50

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eugene A. Collins, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to S. Brian Johnson and wife, Robin Johnson, hereinafter called the Grantees, their successors 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. 131 on the Subdivision Plat, Section Four, Indian Creek Estates, of record in Book 11700, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Eugene A. Collins by quitclaim deed from Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage, or otherwise encumber, without joinders of any beneficiary, being recorded simultaneously herewith.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 7012 Calderwood Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of May, 2000.

Eugene A. Collins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eugene A. Collins, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 26th day of May, 2000.

Notary Public

My Commission expires 03/21/

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY