STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00.

Marc T. Facunla
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of August, 2000.

Notary Public

My Commission Expires: 11-18-01

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/06/00 12:10 2pgs
Fees:11.00 Taxes:392.20
20000906-0088133

ADDRESS NEW OWNER(S) AS FOLLOWS:
Marc T. Facunla and Amphorn Kosanouvong
904 Algonquin Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
AmSouth Bank
PO Box 25314
Santa Ana, CA 92799-5314

MAP-PARCEL NUMBERS:
Map\Parcel: 162-03-0-374.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James T. Johnson and wife, Sandra D. Johnson,** hereinafter referred to as Grantors, hereby transfers and conveys to **Marc T. Facunla and wife, Amphorn Kosanouvong,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 94 on the Plan of Haywood Hills, Section 5, of record in Book 4675, page 143, Register's Office for Davidson County, Tennessee.

Said Lot No. 94 fronts 62.0 feet along the northerly margin of Algonquin Court and extends back 156.7 feet on the westerly line and 150.5 feet on the easterly line to a dead line in the rear on which it measures 74.77 feet.

Being the same property conveyed to JAMES T. JOHNSON and wife, SANDRA D. JOHNSON by deed from Marbut Glenn Gaston, Jr., Trustee, of record in Book 5278, page 358, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4675, Page 143, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4882, Page 842, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 904 Algonquin Court, Antioch, Tennessee 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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 31st day of August, 2000.

James T. Johnson

Sandra D. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James T. Johnson and wife, Sandra D. Johnson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2000.

Notary Public

DONALD R. BARNETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

11/18/01
My Commission Expires

02295-JC