THIS INSTRUMENT PREPARED BY: MUDTER & PATTERSON ATTORNEYS-AT-LAW 2000 Richard Jones Rd., Ste. 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 18081	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $266,900.00 Michelle L. Montgomery Affiant Subscribed and sworn to before me, this 22nd day of June, 2001. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MICHELLE L. MONTGOMERY	FRANKLIN AMERICAN MORTGAGE	101 08.05
111 Glendale Garden Drive	501 Corporate Centre Drive	11.00
Nashville, Tennessee 37204	Franklin, Tennessee 37067	16DA40372

My Commission Expires NOV. 29, 2003

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SANDRA C. JOHNSON, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHELLE L. MONTGOMERY, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 111 Glendale Garden Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of June, 2001.

Sandra C. Johnson

SANDRA C. JOHNSON

Davidson County DEEDWARR
Recvd: 06/26/01 11:11 2pgs
Fees:11.00 Taxes:987.53

20010626-0067469

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA C. JOHNSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2001.

My Commission Expires: _____

Notary Public

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Glendale Garden, as of record in Plat Book 6900, page 273, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sandra C. Johnson, unmarried by deed from Malcolm E. Phares and wife, Margaret S. Phares of record in Book 8719, page 207, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 675, page 363, and Book 6356, page 222, and Book 6544, page 199, amended in Book 6658, page 268, and Book 8044, page 660; (3) Dedication of common area of record in Book 7351, page 896; (4) Charter of record in Book 6564, page 486; and (5) All matters appearing on the Plan of record in Book 6900, page 273, said Register's Office.