WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2001

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew T. Johnson (NAME)	SunTrust Bank (NAME)	MAP 171-03-0-B
601 Old Hickory Blvd., #109 (ADDRESS)	1 Park Place, N. E. (ADDRESS)	PARCEL 292.00CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Atlanta, GA 30303 (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, Jolene McKenzie, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew T. Johnson and Shannon L. Painter

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 54 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declarations of Covenants, Conditions and Restrictions of record in Book 10126, Page 435 and amended in Book 10224, Page 683, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11550, Page 531, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declarations. Reference is hereby made to the plan of Townhomes of Fredericksburg, of record in Book 9700, Page 957, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Jolene McKenzie, an unmarried woman, by Deed from Pulte Homes Tennessee Limited Partnership, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20000612-0058511.

CONTINUED

unimproved ( )
This is improved (X) property, known as 601 Old Hickory Blvd., #109, Brentwood, TN 37027
(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 my hand this 15th day of June, 2001

Jolene McKenzie Jolene McKenzie

By: Kathy Hand, Attorney-in-fact
Kathy Hand, Attorney-in-fact

Davidson County DEEDWARR
Recvd: 06/26/01 11:13 2pgs
Fees:11.00 Taxes:534.65

20010626-0067475

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____
Notary Public

_____

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, a _____, 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 _____, 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 _____.

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of June, 2001, before me personally appeared Kathy Hand to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jolene McKenzie and acknowledged that she executed the same as the free act and deed of said Jolene McKenzie.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

DEBORAH M. O'NEIL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/29/05

LEGAL DESCRIPTION CONTINUED

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10126, Page 435 and amended in Book 10224, Page 683, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Jolene McKenzie pursuant to a Power of Attorney executed by same on the 12th day of June, 2001, and being filed for record simultaneously herewith. # 20010626-0067474