THIS INSTRUMENT PREPARED BY: MUDTER & PATTERSON ATTORNEYS-AT-LAW 2000 Richard Jones Rd.,Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 18178	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $138,000.00 Affiant Subscribed and sworn to before me, this 13th day of July, 2001. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
THOMAS R. TINNEL	CTX MORTGAGE COMPANY	149-2
2557 Oak Forest Drive	2828 NORTH HARWOOD	75
Antioch, Tennessee 37013	DALLAS, TX 75201-1516	2DX8661

My Commission Expires September 25, 2004

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, JOHN W. JOHNSON AND WIFE, CHRISTY G. JOHNSON, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to THOMAS R. TINNEL AND WIFE, CINDY TINNEL, ("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 2557 Oak Forest Drive, Antioch, Tennessee 37013.

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 13th day of July, 2001.

JOHN W. JOHNSON

CHRISTY G. JOHNSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. JOHNSON AND CHRISTY G. JOHNSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2001.

My Commission Expires:

LAHGE

My Commission Expires September 25, 2004

Notary Public

Davidson County DEEDWARR
Recvd: 07/17/01 11:56 2pgs
Fees:13.00 Taxes:510.60

20010717-0075688

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Oakwood Subdivision Phase Two Section One, as of record in Plat Book 7900, page 126, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John W. Johnson and wife, Christy G. Johnson by deed from John Michael O'Toole and wife, Teresa Lynne O'Toole of record in Book 10118, page 449, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7981, page 478, corrected in Book 8313, page 17, Book 9237, page 1, amended in Book 8038, page 838, Book 8191, pages 323 and 324, Book 9781, page 987 and in Book 10650, page 785; (3) Charter of record in Book 7854, page 508, corrected in Book 8013, page 624; (4) Easements of record in Book 6298, page 582 and in Book 6269, page 197 and Book 4411, page 243; and (5) All matters appearing on the Plan of record in Plat Book 7900, page 126, said Register's Office.