THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Rd., #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 18262

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $120,500.00

Affiant

Subscribed and sworn to before me, this 17th day of August, 2001.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS. KELLY M. JOHNSON	COUNTRYWIDE FUNDING CORP.	MAP 61-15
3805 Oxford Street	4500 Park Granada	PARCEL 387
Nashville, Tennessee 37216	Calabasas, California 91302	FB# 15DZ17980

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, ROBERT HUGH COLLIER AND WIFE, PATRICIA L. COLLIER, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KELLY M. JOHNSON AND WIFE, STEPHANA M. JOHNSON, ("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 3805 Oxford Street, Nashville, Tennessee 37216.

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 17th day of August, 2001.

Davidson County DEEDWARR
Recvd: 08/22/01 12:38 2pgs
Fees:13.00 Taxes:445.85
20010822-0090667

ROBERT HUGH COLLIER

PATRICIA L. COLLIER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT HUGH COLLIER AND PATRICIA L. COLLIER, 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 17th day of August, 2001.

My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being parts of Lots Nos. 264 and 265 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County, described acording to a survey made by Ralph W. C. Lambert, Surveyor, dated May 10, 1969, Revised May 15, 1969, as follows:

BEGINNING on the westerly margin of Oxford Street, at a point 300 feet north of the northerly margin of Stratford Avenue, said point being 35 feet south of the corner of Lots Nos. 264 and 265; thence westerly and parallel with the line between two said lots 207.4 feet to the easterly line of Lot No. 270; thence with the easterly lines of Lots Nos. 270 and 271 northwardly 66.4 feet to an iron pin; thence eastwardly 78.6 feet to a point which is 109.3 feet southerly from the southerly margin of Newman Avenue, thence northwardly 109.3 feet to a point in the southerly margin of Newman Avenue at its easterly terminus, which said point is 99 feet easterly front the common corner of Lots Nos. 264 and 272; thence eastwardly with the northerly line of Lot No. 264, 119.7 feet to the westerly margin of Oxford Street; thence southwardly along the same margin of Oxford Street 145.8 feet to the point of beginning.

Being the same property conveyed to Robert Hugh Collier and wife, Patricia L. Collier by deed from Satellites Unlimited, Inc. of record in Book 9918, page 747, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 4044, page 605; and (3) All matters appearing on the Plan of record in Plat Book 332, page 101, said Register's Office.