SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of November, 2001.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 12/04/01 10:14 2pgs
Fees:13.00 Taxes:777.00
20011204-0132718

ADDRESS NEW OWNER(S) AS FOLLOWS:
Steven J. Pflueger
3917 Lakeridge Run
Nashville, Tennessee 37037

SEND TAX BILLS TO:
CTX Mortgage, Inc.
216 Centerview Drive, Suite 233
Brentwood, TN 37027

MAP-PARCEL NUMBERS:
109-010-A-030.00CO

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, **Michael Johnson and wife, Dana Johnson** hereinafter referred to as Grantors, hereby transfers and conveys to **Steven J. Pflueger** 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. 38, as shown by plat of record in Plat Book 9700, Page 114, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael Johnson by deed from James D. Swope and wife, Camille C. Swope of record in Instrument No. 2001 022800 18515, Register's Office for Davidson County, Tennessee. (Michael Johnson is married to Dana Johnson)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 114, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9669, Page 715, Register's Office for Davidson County, Tennessee.

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.

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

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 3917 Lakeridge Run, Nashville, Tennessee 37037.

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 28th day of November, 2001.

Michael Johnson

Dana 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 Michael 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 28th day of November, 2001.

Notary Public

11-22-05
My Commission Expires

04324-BP