File Box 13

Space reserved for recording information:

#2758

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Preparer's File #-01L1023

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,900.00 .

Judi J. Clayton
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2001.

Elizabeth E Triplett
Notary Public

(Affix Seal)

My Commission Expires: 5/24/02

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matthew Johnston	Columbia National, Inc	151-01-A-68 CO
3424 Bridgeton Cove	7142 Columbia Gateway Dr.	
Antioch, TN 37013	Columbia, MD 21046	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KAREN E. SCHRADER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MATTHEW JOHNSTON,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* Matthew Charles Johnston, unmarried

Land in Davidson County, Tennessee, being Lot No. 68 Chatham Pointe, as recorded in Book 6900, pages 444-447, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William W. Schrader and wife, Karen E. Schrader by deed from Eugene T. Collins, unmarried of record in Book 9527, page 772, said Register's Office. Said William W. Schrader since deceased.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **3424 Bridgeton Cove, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **10th** day of **December, 2001**:

Karen E. Schrader
Karen E. Schrader

Davidson County DEEDWARR
Recvd: 12/13/01 13:51 1pgs
Fees:13.00 Taxes:550.93
20011213-0137844

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 KAREN E. SCHRADER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 10th day of December, 2001.

Notary Public

My Commission Expires: July 16 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN