WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/01 09:13 2pgs
Fees:13.00 Taxes:469.53

20011220-0140438

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 2001

Notary Public

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Robbins (NAME)	PHH Mortgage Services (NAME)	MAP 135, GP. 12B
2205 Montrose Ave. (ADDRESS)	3000 Leadenhall Road (ADDRESS)	PARCEL 14.00 CO
Montrose, CA 91020 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	USD00421

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, Annette J. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda Robbins and Rosemary Palermo, as joint tenants with the specific right of survivorship

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 Unit No. 14 on the plan of Nashboro Village-Tract 7, A Horizontal Property Regime, Private Element Plat of record in Book 11700, Pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Subject to Declaration of Covenants, Conditions, and Restrictions for Fairway Pointe Homeowners Association, Inc. of record in Book 11703, Page 520; Book 4827, Page 14; Book 5469, Page 840; Book 7751, Page 907; and Instr: 200003160027171; By-Laws in Book 11703, Page 560; and Charter in Book 11703, Page 518; Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Annette J. Johnson by deed from Fox Ridge Homes, Inc. of record in Instr: 20000908-0089021, Register's Office, Davidson County, Tennessee.

This is investment property and is not subject to marital rights.

Phil Dildine executed this instrument on behalf of Annette J. Johnson pursuant to a Power of Attorney of record in Instr: 20011220-0140437, Register's Office, Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2136 Nashboro Blvd., Nashville, TN 37217
(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 13th day of December, 2001

Annette J. Johnson
By: Annette J. Johnson By Phil Dildine ATTY-IN-FACT
Phil Dildine, Attorney-in-fact

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, and corporation, 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 corporation, 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)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Phil Dildine as Attorney-in-Fact for Annette J. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 13th day of December, 2001.

Alice Seagraves
NOTARY PUBLIC

My Commission Expires: 11-26-2005

LEGAL DESCRIPTION CONTINUATION

This is the same description as in previous deed of record.

This conveyance is subject to Memorandum of Lease of record in Book 10690, Page 327, said Register's Office.

This conveyance is subject to Easement for Sewer of record in Book 8870, Page 887, said Register's Office.

This conveyance is subject to easements of record in Book 4868, Page 74, and Book 4815, Page 425, said Register's Office.

This conveyance is subject to Easement for Cart Path of record in Book 10110, Page 860, said Register's Office.

This conveyance is subject to Public R-O-W Dedication of record in Book 4460, Pages 149-151, said Register's Office.

This conveyance is subject to Plan of record in Book 11700, Pages 49 and 50, and also Book 4660, Page 156, said Register's Office.

This conveyance is subject to any and all easements, if any.