STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

x _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of January, 2002.

_____
Notary Public

My Commission Expires: 11/2/05

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: 01/04/02 11:16 3pgs
Fees:18.00 Taxes:673.40
20020104-0001555

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ashley Wilson and R. Duncan Borders, Jr.
641 Old Hickory Boulevard, Unit 212
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
171-3-B, parcel 75

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, **Joye Lynn Johnson, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Ashley Wilson, an unmarried woman, and R. Duncan Borders, Jr., an unmarried man** 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:

Land in Davidson County, Tennessee being Unit No. 27A on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Plat book 9700, page 364, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Joye Lynn Johnson, unmarried by warranty deed from Radnor Homes, Inc. by instrument of record in Book 10844, page 964, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 364, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7798, page 843, Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, and Book 1-393, page 11, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 10126, page 486, and Book 10275, page 959, said Register's Office.

Subject to an Easement of record in Book 7993, page 269, Register's Office for Davidson County, Tennessee.

Subject to an Easement of record in Book 7851, page 712, Register's Office for Davidson County, Tennessee.

Dedication of Site Drainage Easement of record in Book 10012, page 756, said Register's Office.

Easements of record in book 7358, page 643, and in Book 9607, page 431,said Register's Office.

Charter for Townhomes of Fredericksburg Homeowner's Association of record in Book 10126, page 430, said Register's Office.

County and/or City taxes for the year 2002 are a lien, not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 641 Old Hickory Boulevard, Unit 212, Brentwood, Tennessee 37027.

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 2nd day of January, 2002.

Joye Lynn 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 Joye Lynn Johnson, an unmarried woman, 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 2nd day of January, 2002.

11/2/02
My Commission Expires

Notary Public

K. THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

04596-ST