This Instrument Was Prepared By:
W. WILLIAM DAVIS, ATTORNEY
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

Davidson County DEEDWARR
Recvd: 02/08/02 13:19 2pgs
Fees:13.00 Taxes:707.87

20020208-0017516

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, THE MCCULLOCH CO, LLC (Collectively "Grantor") has bargained and sold, and does hereby bargain, sell and convey unto BYRON L. JOHNSON AND WIFE, LISA G. JOHNSON ee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

The following described realty located in the First (1st) Civil District of DAVIDSON County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Windsong Subdivision of record in Instrument # 20001122-0115313, Register's Office for said County to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to The McCulloch Co., LLC by deed from William D. Hagar of record in Book 11349, page 237, Register's Office for Davidson County, Tennessee.

This property is known as 5028 MEGAN DRIVE, HERMITAGE, TENN. 37076

This property is subject to Restrictive Covenants of record in Instrument # 20001121-0115020 and Instrument # 20010831-0094848, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 25th day of January, 2002.

The McCulloch Co., LLC

Ron McCulloch, Chief Manager

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STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ron McCulloch, Chief Manager of The McCulloch Co., LLC with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of January, 2002.

Notary Public

My Commission Expires: 9-24-2005

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 191,315.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of January, 2002.

Notary Public

Commission Expiration: 9-24-2005

RETURN TO:

W. William Davis
219 Ward Circle Suite 3
Brentwood, Tenn. 37027

SEND TAX BILLS TO:

Franklin American Mortgage Co.
501 Corporate Centre Drive, #400
Franklin, Tenn. 37067

PROPERTY ADDRESS:

5028 Megan Drive
Hermitage, TN 37076

MAP PARCEL NUMBER
98-13-0D-17 CO