Return To:
First Title & Escrow
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#21333

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this 21st day of July, 2003.

Notary Public
My commission expires: SEPT. 30, 2006

WILLIAM C. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Davidson County DEEDWARR
Recvd: 08/04/03 16:51 2pgs
Fees:13.00 Taxes:1073.00

20030804-0110455

Address of New Owner:	Send Tax Bills to:	Tax Information
Howard Badger Stone, II	RMC Vanguard Mortgage	116-3-84
129 Kenner Avenue	1111 North Loop Wes, #500	
Nashville TN 37205	Houston, TX 77008	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Scott B. Johnson, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Howard Badger Stone, II, hereinafter called the Grantees, their successors 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 Lot No. 74 on the Plan of Kenner Manor, of record in Book 421, Page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Scott B. Johnson by deed from Thomas Kleinert and spouse, Nancy E. Pratt, of record in Book 11126, Page 233, Register's Office for Davidson County, Tennessee.
>
> Darla J. Johnson, wife of Scott B. Johnson, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 129 Kenner Avenue, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

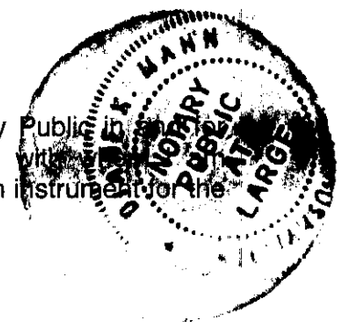
Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 21st day of July, 2003.

Scott B. Johnson

Darla J. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON



Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott B. Johnson, and Darla J. Johnson, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 21st day of July, 2003.

Notary Public

My Commission expires 03/14/05