WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/15/09

(AFFIX SEAL)

CAROL TRAMMELL NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

P-05-8040

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Carroll	Wachovia Mortgage Corporation	
8040 Arbor Drive (ADDRESS)	(NAME) 210 Wildwood Parkway, Suite 100	128-14-129
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	(ADDRESS) Birmingham, AL 35209 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAWRENCE J. JOHNSON AND NELLA JEAN JOHNSON, TRUSTEES, AND ANY SUCCESSOR TRUSTEES THERETO, WITH FULL POWER TO SELL, MORTGAGE OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL E. CARROLL,*hereinafter called the Grantees, their heirs and assigns, that 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. 70 on the plan of Harpeth Park, Section Three, of record in Book 4175, page 14, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lawrence J. Johnson and Nella Jean Johnson, Trustees, and any Successor Trustees thereto, U/A/D April 2, 2003, by Deed from Lawrence J. Johnson, Administrator for the Estate of Ralmadge Nelson Johnson, , dated March 25, 2004, of record in Instrument No. 20040330-0035671, Register's Office for Davidson County, Tennessee.

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

*** a single person**

unimproved ( )
This is improved (X) property, known as 8040 Arbor Drive, Nashville, Tennessee 37221
(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/our hand(s) this 10th day of June, 2005.

Lawrence J. Johnson, Trustee

Nella Jean Johnson, Trustee

Davidson County DEEDWARR
Recvd: 06/15/05 10:02 2 pgs
Fees:13.00 Taxes:573.50

20050615-0068243

STATE OF TENNESSEE

COUNTY OF Williamson

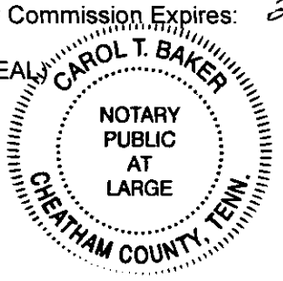
I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Lawrence J. Johnson and Nella Jean Johnson, Trustees, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th day of June, 2005.

Carol T. Baker
Notary Public

My Commission Expires: 2/15/09

(SEAL)



RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800