WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-MS-06-6769

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin E. Johnson	Merril Lynch Credit Corp.	
6769 Cold Stream Drive (ADDRESS)	2001 Bishops Gate Blvd. (NAME) (ADDRESS)	155-7B-31.00 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD W. JOHNSON GENERAL CONTRACTOR, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENJAMIN E. JOHNSON AND WIFE, TATUM H. JOHNSON, hereinafter called the Grantee(s), 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. 14, ON THE FINAL PLAT OF POPLAR CREEK ESTATES, A PLANNED UNIT DEVELOPMENT, PHASE 5, SECTION "B-1", (THE HIGHLANDS OF ALLENS GREEN), OF RECORD IN BOOK 9700, PAGE 716, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO DONALD W. JOHNSON, GENERAL CONTRACTOR, LLC BY WARRANTY DEED FROM FRENCH RIVER DEVELOPMENT COMPANY, LLC RECORDED APRIL 13, 2005 IN INSTRUMENT NO. 20050413-0041324, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 6769 Cold Stream 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th day of February, 2006.

Donald W. Johnson General Contractor, LLC

By: _____

Title: PRESIDENT

Davidson County DEEDWARR
Recvd: 02/22/06 10:55 2 pgs
Fees:13.00 Taxes:1036.00

20060222-0020606

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Johnson, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the President of Donald W. Johnson General Contractor, LLC, a Tennessee limited liability company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal
on this the 17th day of February, 2006.

NOTARY PUBLIC

My Commission Expires: 4-25-06

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903