WARRANTY DEED

B-TCH-06-7321

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$165,000.00~~

Affiant

Subscribed and sworn to before me, this 24th DAY OF February, 2006

Notary Public

MY COMMISSION EXPIRES: 2/15/09
(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

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
Brian Johnson	Decision One Mortgage	
7321 Middlebrook Circle (ADDRESS)	6060 J.A. Jones Dr., #1000 (ADDRESS)	126-15B-221CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Charlotte, NC 28287 (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 VERONICA VARALLO, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN JOHNSON** AND ROBIN 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: ** also known as Samuel B. Johnson, *husband & Wife,

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 116 ON THE PLAN OF SECTION TWO, LEXINGTON POINT SUBDIVISION OF RECORD IN INSTRUMENT NO: 20010515-0049954, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO VERONICA VARALLO, A SINGLE WOMAN BY WARRANTY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, RECORDED ON THE 14TH DAY OF MARCH, 2002 IN INSTRUMENT NO. 20020314-0032395, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Inst. No. 20010515-0049954; Inst. No. 200001018-0103445; Inst. No. 20010522-0052909; Inst. No. 20020219-0021061; Inst. No. 20020214-0019754; Book 1, Page 121; Inst. No. 20020729-0090372; Inst. No. 20001020-0104424; Book 11669, Page 837; Book 4230, Page 987; Book 7601, Page 404; said register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

Brian Johnson and Samuel B. Johnson are one and the same person.

unimproved ( )
This is improved (X) property, known as 7321 Middlebrook Circle, 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 24th day of February, 2006.

Veronica Varallo

Davidson County DEEDWARR
Recvd: 03/02/06 11:48 2 pgs
Fees:13.00 Taxes:610.50

20060302-0024263

STATE OF Tennessee
COUNTY OF Davidson

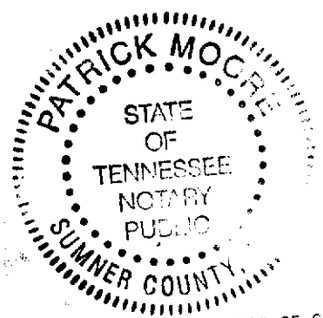
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Veronica Varallo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of February, 2006.

Notary Public

My Commission Expires: 4.25.06

(SEAL)



My Commission Expires APRIL 05, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903