WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON **THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $521,000.00** Affiant Subscribed and sworn to before me, this 19th day of June, 2006 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian A. Johnson	Regions Bank dba Regions Mortgage	117-09-O
(NAME)	(NAME)	(MAP)
3405 Wimbledon Drive	Dept. 2520 P.O. Box 2153 Birmingham,	013
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	Alabama 35287-2520	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Kenneth D. Frampton and wife Lynlee S. Burton, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Brian A. Johnson and wife Teresa R. Johnson, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot Nos. 45 thru 49, Block "F", on the Revised Plan of The Life & Casualty Insurance Co's Subdivision of Woodmont Acres, of record in Plat Book 843, page 102, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Kenneth D. Frampton and wife Lynlee S. Burton, by deed from John L. Mitchell, Jr. and wife, Joanna F. Mitchell, dated November 26, 2001, of record in Instrument No. 20020401-0039134, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3405 Wimbledon Drive, Nashville, Tennessee 37215

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 19th day of June, 2006.

Kenneth D. Frampton
by Lynlee S. Burt
Atty in Fact

Lynlee S. Burton

Davidson County DEEDWARR
Recvd: 06/21/06 09:07 2 pgs
Fees:13.00 Taxes:1927.70

20060621-0073915

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Lynlee S. Burton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for Kenneth D. Frampton, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Kenneth D. Frampton, the bargainor, by the said Lynlee S. Burton, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 19th day of June, 2006.

Notary Public

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lynlee S. Burton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself/herself to be the within named bargainor(s) and who executed the foregoing instrument for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 19th day of June, 2006.

Notary Public

My Commission expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN