WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/24/07

G-VRE-06-1415

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paige Holliman	Franklin American Mortgage	
1415 Douglas Avenue	(NAME) 501 Corporate Centre Drive, Suite 400	72-14-190
(ADDRESS) Nashville, TN 37206	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(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 BRENT ANDREW JOHNSON AND WIFE, ALLYSON ADAMS JOHNSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAIGE HOLLIMAN AND JULIA MCANINCH, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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 PART OF LOT NO. 41 ON THE MAP OF H. M. DOAKS SUBDIVISION, OF RECORD IN BOOK 332, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED BY A SURVEY BY JOHN KOHL. DATED AUGUST 6, 1976, AS FOLLOWS:
SAID PART OF LOT 41 FRONTS 110 FEET ON THE NORTHERLY MARGIN OF DOUGLAS AVENUE AND EXTENDS BACK 209 FEET, MORE OR LESS, ON THE WESTERLY LINE AND 232 FEET, MORE OR LESS, ON THE EASTERLY LINE, WHICH IS THE WESTERLY MARGIN OF CHAPEL AVENUE TO A LINE AT THE REAR MEASURING 9.8 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BRENT ANDREW JOHNSON AND WIFE, ALLYSON ADAMS JOHNSON BY WARRANTY DEED FROM JAMES EDWARD UNDERWOOD, MARRIED, AND CAMILLE UNDERWOOD RECORDED ON THE 20TH DAY OF MAY, 2002 IN INSTRUMENT NO. 20020520-0061035, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 332, page 22; and Instrument Number 20020520-0061035, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1415 Douglas Avenue, Nashville, Tennessee 37206
(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 29th day of June, 2006.

Brent Andrew Johnson

Allyson Adams Johnson

by Brent Andrew Johnson
Attorney in fact

Davidson County DEEDWARR
Recvd: 07/07/06 08:04 2 pgs
Fees:13.00 Taxes:814.00

20060707-0081379

STATE OF Tennessee
COUNTY OF Davidson

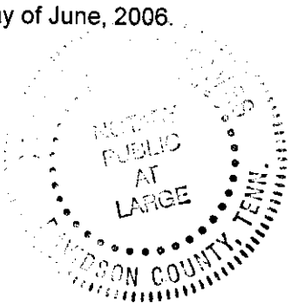
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brent Andrew Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 30th day of June, 2006.

Notary Public

My Commission Expires: 11/24/07

(SEAL)



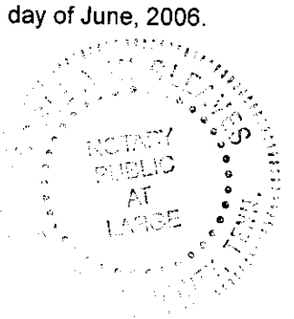
STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of June, 2006, before me personally appeared Brent Andrew Johnson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Allyson Adams Johnson and who acknowledged he/she/they executed the same as the free act and deed of the said Allyson Adams Johnson.

Witness my hand and official seal, this the 29th day of June, 2006.

Notary Public

My Commission Expires: 11/24/07



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903