This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/18/06 14:47 2 pgs
Fees:13.00 Taxes:784.40
20060818-0102331

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
James D. Crow, Ayubkhan B. Telwar Richard Anthony Thompson 808 Deer Crossing Nashville, TN 37220	same	117-11-0-J 220.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael D. Johnson**, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **James D. Crow, Ayubkhan B. Telwar and Richard Anthony Thompson**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 220 and Garage No. C-4, together with the appurtenant interest in the common elements of the The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.
>
> Being the same property conveyed to Michael D. Johnson, unmarried, by deed from The Garden Partners, a Tennessee General Partnership, of record in Instrument No. 20041101-0130888, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2006 property taxes are a lien, but not yet due and payable.
2. Master Deed of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.

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 successors and assigns, forever;

AND I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors 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.

This improved property is known as: 2025 Woodmont Blvd., Unit 220, Nashville, TN 37215.

WITNESS MY HAND this 16th day of August, 2006, in Franklin, Tennessee.

MICHAEL D. JOHNSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Michael D. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 16th day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 7-24-07

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $212,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 16th day of August, 2006, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 7-24-07

THOMAS N. JONES NOTARY PUBLIC

18194.2006/ml
crow, telwar & thompson.wd