WARRANTY DEED

B-BOA-06-5488

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00 .

Affiant

Subscribed and sworn to before me, this 7th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George T. Johnson	Bank of America,	
5488 Village Way (ADDRESS)	(NAME) 900 West Trade Street	161-10A-6.00 CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(ADDRESS) Charlotte, NC 28255 (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 MICHAEL S. ATKINS AND WIFE, KELLEY L. ATKINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGE T. JOHNSON AND ALISON E. JOHNSON, HUSBAND & WIFE, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
BEING Lot No. 25, as shown on the plat of Villages of Brentwood, Phase One of record in Book 5200, page 613, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John L. Pointer and Victoria D. Pointer, his wife by deed (DB) from Howell & Sons Construction Co. of record in Deed Book 7505 and Page 624 on 03/29/1988 and filed for record on 04/01/1988 , Register's Office for said County.

Being the same property conveyed to Michael S. Atkins and wife, Kelley Atkins by deed (DEEDWARR) from John L. Pointer and wife, Victoria D. Pointer of record in Deed Instrument 200505020048407 on 04/27/2005 and filed for record on 05/02/2005 , Register's Office for said County.

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 BOOK 7505, PAGE 624; BOOK 5200, PAGE 613; BOOK 6143, PAGE 11; BOOK 8507, PAGE 831; AS INSTRUMENT NO. 200505020048407; 200505020048408; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5488 VILLAGE WAY, Nashville, Tennessee 37211
(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.

Davidson County DEEDWARR
Recvd: 09/14/06 10:05 2 pgs
Fees:13.00 Taxes:610.13
20060914-0113900

Witness my/our hand(s) this 7th day of September, 2006.

Michael S. Atkins

Kelley L. Atkins by Michael S. Atkins, Attorney-in-fact

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael S. Atkins, 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 7th day of September, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22 2009

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 7th day of September, 2006, before me personally appeared Michael S. Atkins 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 his wife, Kelley L. Atkins and who acknowledged he/she/they executed the same as the free act and deed of the said Kelley L. Atkins.

Witness my hand and official seal, this the 7th day of September, 2006.

Notary Public

My Commission Expires:

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2009

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