BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Sheila Kay Johnson and
Erica Rachael Johnson
515 South 11th Street
Nashville, TN 37206

SEND TAX BILLS:
Franklin American Mortgage Co.
501 Corporate Center, Suite 400
Franklin, Tennessee 37067

18W 13720 MAP 83-13, PARCEL 232

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **WILLIAMS-MUNDAY PROPERTIES, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **SHEILA KAY JOHNSON AND ERICA RACHAEL JOHNSON, BOTH UNMARRIED, AS TENANTS IN COMMON,** the following described property to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the plan of Payne, Blakemore and Cummings Addition to Nashville, Tennessee of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Williams-Munday Properties, LLC, an Alabama Limited Liability Company by deed from Thierno A. Bah and wife, Barbara A. Jones-Bah of record in Instrument No. 20060404-0038443, Register's Office for Davidson County, Tennessee.

Taxes for 2006 are to be prorated and paid by Grantor named herein.

This is improved property known as:
515 South 11th Street
Nashville, TN 37206

Said conveyance is made subject plan of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee; and subject to any visible and unrecorded easements, restrictions, building regulations and zoning regulations.

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/or assigns forever; and the Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, that it has a good right to convey it, and the same is

Davidson County DEEDWARR
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Fees:18.00 Taxes:684.50
20061002-0121788

unencumbered, except for the matters as herein set forth, and the Grantor does further covenant and bind itself, its successors and/or assigns, 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.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on This the 29th day of September, 2006.

WILLIAMS-MUNDAY PROPERTIES, L.L.C.

BY: Jonathan K. Williams, member
JONATHAN K. WILLIAMS, MEMBER

BY: Dwight Erik Munday, member
DWIGHT ERIK MUNDAY, MEMBER

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public of the State and County aforesaid, personally appeared **JONATHAN K. WILLIAMS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **WILLIAMS-MUNDAY PROPERTIES, L.L.C.**, with within named bargainer, an Alabama Limited Liability Company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Member.

Witness my hand and seal at office on this the 29th day of September, 2006.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
2/19/2008

DAVID M. AMONETTE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public of the State and County aforesaid, personally appeared **DWIGHT ERIK MUNDAY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **WILLIAMS-MUNDAY PROPERTIES, L.L.C.**, with within named bargainer, an Alabama Limited Liability Company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Member.

Witness my hand and seal at office on this the 29th day of September, 2006.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
2/19/2008

DAVID M. AMONETTE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 185,000.00.

Jonathan Kyle Williams
AFFIANT

Subscribed and sworn to before me this the 26th day of September, 2006.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
2/14/2007

WPDOCS/REALESTATE/WD/WILLIAMS-MUNDAY TO JOHNSON906