Record and Return To:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***277,500.00.

Affiant

Subscribed and sworn to before me this 29th day of June, 2007.

Notary Public

My Commission Expires: 09.30.2009

Davidson County DEEDWARR
Recvd: 07/06/07 08:02 2 pgs
Fees:13.00 Taxes:1026.75
20070706-0080407

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
John Fa 5203 Dakota Avenue Nashville, Tennessee 37209	Equifund Mortgage 11545 W. Bernardo Ct #201 San Diego, CA 92127	MAP 103-03-0 PARCEL 058.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy-Seven Thousand Five Hundred and 00/100 Dollars ($***277,500) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Krista Jae Johnson, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto John Fa and, wife Lindsey Fa, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly seventy feet of the westerly two hundred twenty feet of the northerly one hundred seventy feet of Block No. 20 on the Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, of the 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 Christopher A. Carter and Krista J. Johnson from John Scott Sanders and Michelle Sanders by deed dated October 30, 2000, of record as Instrument No. 20001102-0108964 in the Register's Office for Davidson County, Tennessee; the said Christopher Allen Carter having since conveyed his interest in subject property to Krista Jae Johnson by deed dated October 6, 2003 of record as Instrument No. 20031015-0152899 in said Register's Office.

This is improved property known as 5203 Dakota Avenue Nashville, Tennessee 37209

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the Plan of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself her 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29th day of June 2007.

Krista Jae Johnson

Krista Jae Johnson

BY: _____
Christie Wilson
Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVDISON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christie Wilson, 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 Krista Jae Johnson, and acknowledged that she executed the same as the free act and deed of the said Krista Jae Johnson.

WITNESS my hand and seal this 29th day of June 2007.

_____
Notary Public

My Commission Expires: 09.30.2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY