THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20090086144 DEEDWARR
Recvd: 12/22/09 13:34 2 pgs
Fees:13.00 Taxes:429.20
20091222-0116463

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***116,000.00.

Affiant

Subscribed and sworn to before me this 18th day of December, 2009.

Notary Public

My Commission Expires: 7-8-2013

ROBIN L. BURCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Jennifer L. Johnson 921 McFerrin Avenue Nashville, Tennessee 37206	Franklin American Mortgage 501 Corporate Centre Dr. Ste. 400 Franklin, TN 37067	MAP 082-04-0 PARCEL 377.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixteen Thousand and 00/100 Dollars ($***116,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Hans-Peter Colas, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Jennifer L. Johnson, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 6 on the Plan of Lookaway Subdivision of The City of Nashville of record in Book 843, page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Pierre R. Colas by Warranty Deed dated November 19, 2007, from K. Brett Chrisp and wife, Lynette K. Chrisp, of record as Instrument No. 20071226-0147017 in the Register's Office for Davidson County, Tennessee; the said Pierre R. Colas having since died intestate on August 27, 2008, and being survived by his father, Hans-Peter Colas, as his sole heir at law.

Power of Attorney in instrument #20091222-0116463, Register's of Deeds said County, Tennessee.

This is improved property known as 921 McFerrin Avenue, Nashville, Tennessee 37206.

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he 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 2010 and all future years; the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Lookaway Subdivision of the City of Nashville of record in Book 843, page 51, in the 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 himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 18th day of December, 2009.

Hans-Peter Colas

Hans-Peter Colas

By: Mitchell A. Watts

Mitchell A. Watts
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Hans-Peter Colas and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Hans-Peter Colas.

WITNESS my hand and official seal this 18th day of December, 2009.

Robin L. Burch

Notary Public

My Commission Expires: 7-8-2013

ROBIN L. BURCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.