WARRANTY DEED

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,350.00

James T. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 1978.

Notary Public

MY COMMISSION EXPIRES: 7-16-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., 2211 Crestmoor Road Suite 100, Nashville, Tenn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Johnson et ux (NAME)	Mortgage Corporation of the South (NAME)	162-3-374
904 Algonquin Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	5DU-53433
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~XXX~~ I, MARBUT GLENN GASTON, JR., TRUSTEE, with full power to mortgage, sell, transfer, convey, encumber without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES T. JOHNSON and wife, SANDRA D. JOHNSON

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 Lot No. 94 on the Plan of Haywood Hills, Section 5 as of record in Book 4675, Page 143, Register's Office for Davidson County, Tennessee.

Said Lot No. 94 fronts 62.0 feet along the northerly margin of Algonquin Court and extends back 156.7 feet on the westerly line and 150.5 feet on the easterly line to a dead line in the rear on which it measures 74.77 feet.

Being part of the same property conveyed to Marbut Glenn Gaston, Jr., Trustee, by deed from Ervin Entrekin, Trustee, of record in Book 5059, Page 214, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4882, Page 842, Register Office for Davidson County, Tennessee and to the limitations on the Plan of Record in Book 4675, Page 143, said Register's Office.

This is unimproved ( ) improved (X) property, known as 904 Algonquin Court, Antioch, Tennessee 37013
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 21st day of April, 19 78

Marbut Glenn Gaston, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Marbut Glenn Gaston, Jr., Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of April, 19 78

Commission Expires 11-10-79 Betty N. Todd Notary Public.

BETTY N. TODD NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE OF TENNESSEE

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____ Notary Public

Please return to:
Marbut Glenn GAston, Jr.
2211 Crestmoor Road Suite 100
Nashville, Tennessee 37215

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IDENTIF. REFERENCE

APR 27 11 23 AM '78

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

APR27 78	CONV	34,350.00			
APR27 78 S'TAX			B*	89.18	
APR27 78 PR'FEE			B*	.50	
APR27 78	W'DEED		B*	4.00	* 93.68

WARRANTY DEED

FROM
Marbut Glenn Gaston, Jr., Trustee

TO
James D. Johnson and wife, Sandra D. Johnson

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York