fee 47

This Instrument Was Prepared By:
Claiborne K. McLemore, III, Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 7028 PAGE 412

Address New Owner(s):
Dennis Neil Johnson, et. ux.
102 Tyne Bay Drive
Hendersonville, TN
37075

Send Tax Bills to: (Mortgagee):
FLEET FUNDING CORP.
P.O. Box 1168
Brentwood, TN 37027

Map/Parcel No:
72-3-85

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DUKES, DUKES & LEDFORD, a Tennessee general partnership comprised of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to DENNIS NEIL and SANDRA A. JOHNSON (the "Grantees"), their heirs, successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

All that real property described on the attached Exhibit A, which is incorporated herein in its entirety.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of August, 1986.

DUKES, DUKES & LEDFORD,
a Tennessee general partnership

By: _____
Glenn G. Dukes

By: _____
Buddy R. Dukes

By: _____
Thomas E. Ledford

59254

IDENTIFICATION REFERENCE

Nov 3 10 43 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, [illegible], a Notary Public in and for the County and State aforesaid, personally appeared Glenn G. Dukes, 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 partner of Dukes, Dukes & Ledford, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 28 day of August, 1986.

[illegible]
Notary Public

My Commission Expires:

3-11-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, [illegible], a Notary Public in and for the County and State aforesaid, personally appeared Buddy R. Dukes, 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 partner of Dukes, Dukes & Ledford, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 28 day of August, 1986.

[illegible]
Notary Public

My Commission Expires:

3-11-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, JOYCE M. JONES, a Notary Public in and for the County and State aforesaid, personally appeared Thomas E. Ledford, 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 partner of Dukes, Dukes & Ledford, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of August, 1986.

Joyce M. Jones
Notary Public

My Commission Expires:

11-9-87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00 .

Affiant

Subscribed and sworn to before me, this 17th day of October, 1986.

Notary Public

My Commission Expires: 7-17-88

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 250 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County, described from a survey by Hickerson & Hickerson, Engineers, dated May 6, 1963, as follows:

Beginning at an iron pin in the southerly margin of Stratford Avenue, the northwest corner of Lot No. 250; thence South 5° 30' West, 187.0 feet to an iron pin; thence South 84° 30' East 57.4 feet to a point; thence North 5° 30' East 205 feet, more or less, to a point in the southerly margin of Stratford Avenue; thence North 84° 30' West 60 feet to the point of beginning.

Being a portion of the same property conveyed to Dukes, Dukes & Ledford, a Tennessee partnerhsip, by deed from Paul F. Durham, of record in Book 6663, page 743, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7028 PAGE 416

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

45000.00- CAMT.
126.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 138.50-
11/03/86 JAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59254

IDENTIFICATION REFERENCE

NOV 3 10 43 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 07545