file box 87)cb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Frank E. Johnson	Meritor Mortgage Corporation-East	MAP 87-13
4424 Gina Brooke Drive	3001 Market Street -- 1 West	PARCEL 13
Hermitage, TN 37076	Philadelphia, PA 19104-2818	4D-12968

WARRANTY DEED BOOK 7510 PAGE 972

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Horizon Properties

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Frank E. Johnson and wife, Mary B. Johnson

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 159 on the plan of Valley Brooke, of record in Book 5800, page 74, and amended in Book 6042, page 354, both in the Register's Office for said County.

SAID Lot No. 159 fronts 80 feet on the southeasterly margin of Gina Brooke Drive and extends back 120 feet on the northeasterly line and 85 feet on the southwesterly line to a dead line in the rear, measuring 87.32 feet thereon.

BEING the same property conveyed to Horizon Properties by deed from Tenna, Ltd., of record in Book 6858, page 249, Register's Office for Davidson County, Tennesse.

The property herein conveyed is subject to restrictive covenants of record in Book 5903, page 668, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Capital Mortgage Corporation, of record in Book 6150, page 624, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This instrument is executed on behalf of Mary Elizabeth Drury and Eve Hughes, the partners of Horizon Properties, a partnership, by Thomas Stocker as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this deed and incorporated ** herein by reference.

This is (un)improved property, known as 4424 Gina Brooke Drive, Hermitage, TN 37076.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 6th day of April, 19 88.

HORIZON PROPERTIES
BY: Mary Elizabeth Drury
Mary Elizabeth Drury, partner
BY: Thomas Stocker, Attorney in Fact

HORIZON PROPERTIES
BY: Eve Hughes
Eve Hughes, partner
BY: Thomas Stocker, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7510 PAGE 973

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 52,145.99.

Frank E. Johnson
Affiant

Subscribed and sworn to before me, this the 6th day of April, 19 88.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Stocker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Mary Elizabeth Drury and Eve Hughes, partners of Horizon Properties, as their Attorney in Fact, by signing the name of the partnership by Mary Elizabeth Drury and Eve Hughes as partners.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of April, 1988.

Christy Wilkins Ivey
NOTARY PUBLIC

My commission expires: Oct 9, 1991

WARRANTY DEED

from:
HORIZON PROPERTIES

to:
FRANK E. JOHNSON AND WIFE,
MARY B. JOHNSON

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27434

EXHIBIT "A"

BOOK 7510 PAGE 974

STATE OF TENNESSEE

COUNTY OF DAVIDSON

2237 04/07 0101 03CHECK 155.38

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Thomas M. Stocker
Affiant

Sworn to and subscribed before me this 6th day of April, 19 88.

Notary Public

My Commission Expires: Oct 9, 1991

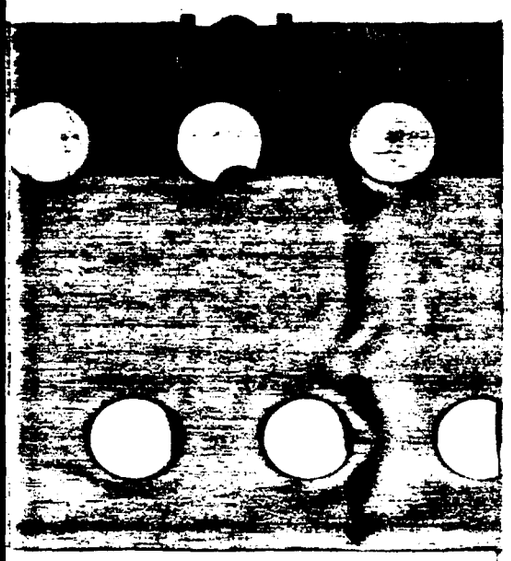
NOTARY PUBLIC AT LARGE

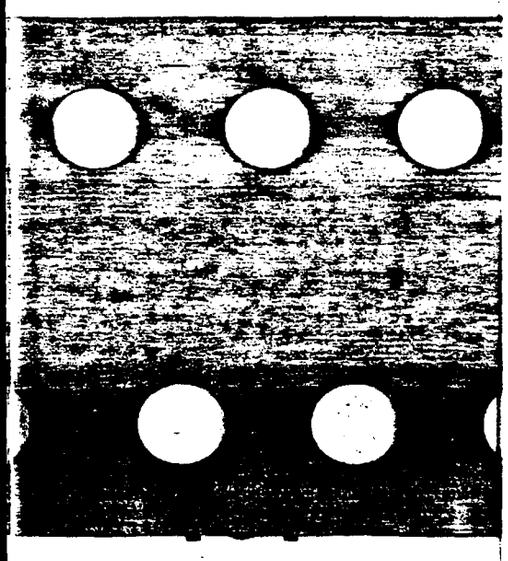
IDENTIFICATION REFERENCE

APR 7 11 07 AM '88

FELIX Z. WILCOXON REGISTER
DAVIDSON COUNTY, TN

19507





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7510 PAGE 975

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 52145.99
CON TX 145.88
PRFEE 0.50
WDEED 9.00
TOTAL 155.38
CHECK 155.38

04/07/88 01 11:07 0001 2237

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19507

IDENTIFI REFERENCE

APR 7 11 07 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78421