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

BOOK 7548 PAGE 277

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Vivian S. Johnson 113 Prescott Place Nashville, TN 37211	Investors Federal Savings Bank 109 Walton Ferry Road Hendersonville, TN 37075	119-10A 113

MAY 27 PM 88 WILSON II REGISTER DAVIDSON COUNTY, TN
8746.05A 05/27/88 0101 03CHECK 121.50
FEE $ 1.00 TAX $ 310.00

WARRANTY DEED

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,

Patrick H. Deese and wife, Helen R. Deese

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Vivian S. Johnson, unmarried

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:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 113 on the plan of Prescott Place Condominiums, of record in Book 6200, page 257, as amended in Book 6250, page 537, both in the Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Patrick H. Deese and wife, Helen R. Deese by deed from Cumberland Development Group, Inc. of record in Book 6743, page 349, Register's Office for said County.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6615, page 743, Book 6639, page 416, and Book 6779, page 691, said Register's Office.

THIS instrument is executed on behalf of Patrick H. Deese by Helen R. Deese as his Attorney in Fact pursuant to a Power of Attorney which is being recorded prior to this instrument.

The Affidavit of said Attorney in Fact is attached hereto and made a part hereof by reference.

This is (~~an~~) improved property, known as 113 Prescott Place, Nashville, TN 37211.

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 17th day of May, 19 88.

Helen R. Deese
Helen R. Deese

Patrick H. Deese
Patrick H. Deese
BY: Helen R.Deese, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of May, 19 88, before me personally appeared Helen R. Deese, 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 She executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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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 $ 40,000.00.

Vivian S. Johnson
Affiant

Subscribed and sworn to before me, this the 17th day of May, 19 88.

My Commission Expires: 10-24-88

_____
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 Helen R. Deese , with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Patrick H. Deese as his Attorney in Fact as the free act and deed of the within named Patrick H. Deese.

Witness my hand and official seal at Nashville, TN. this the 17th day of May, 1988.

My Commission expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
Patrick H. Deese and wife, Helen R. Deese

to:
Vivian S. Johnson, unmarried

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

TN 27519

STATE OF Tennessee

COUNTY OF Davidson

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.

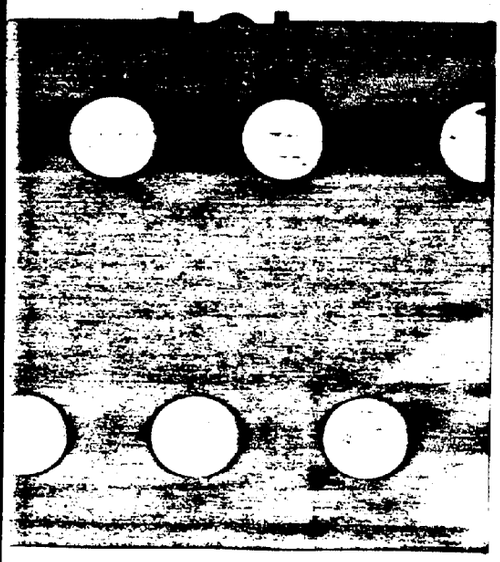
Helen R. Deese
Affiant Helen R. Deese

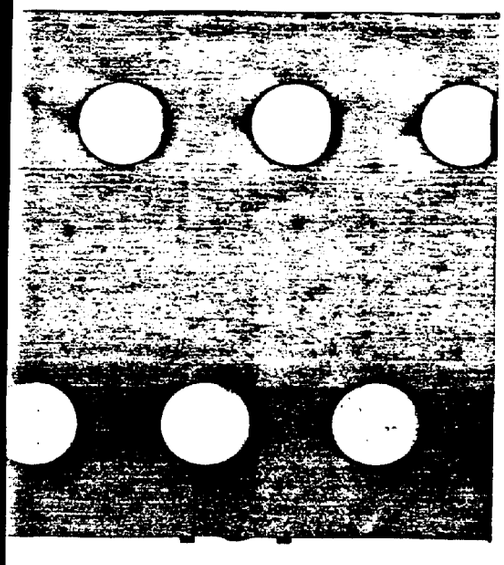
Sworn to and subscribed before me this 17th day of May, 19 88.

Notary Public

My Commission Expires: 11-24-88

PIRCY WILKINS NOTARY PUBLIC STATE AT LARGE





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7548 PAGE 280

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 40000.00
CON TX 112.00
PRFEE 0.50
WDEED 9.00
TOTAL 121.50
CHECK 121.50

05/19/88 01 13:28 0001 8746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3191.0

IDENTIF. REFERENCE

MAY 19 1 27 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92939