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FILE BOX 61
FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF December, 1988

Notary Public

MY COMMISSION EXPIRES: 5-13-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BRANSTETTER, KILGORE, STRANCH & JENNINGS, 200 Church Street, Nashville
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald W. Johnson (NAME)	(same) (NAME)	
133 Laird Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	151-8-C
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	7 co

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, WE, CECIL D. BRANSTETTER AND WIFE, CHARLOTTE C. BRANSTETTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD W. JOHNSON AND WIFE, KAY B. 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:

Land in Davidson County, Tennessee, being Lot No. 70 of Poplar Creek Estates, Phase II, as of record in Book 6900, page 339-347, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Cecil D. Branstetter and wife, Charlotte C. Branstetter by deed from L. C. Horn, unmarried, of record in Book 3430, page 97; and a part of the same property conveyed to Cecil D. Branstetter and wife, Charlotte C. Branstetter by deed from James G. Stranch, III and wife, Jane B. Stranch, of record in Book 5730, page 636; and a part of the same property conveyed to Cecil D. Branstetter and wife, Charlotte C. Branstetter by deed from Donald W. Johnson and wife, Kay B. Johnson of record in Book 7072, page 789, all of record in the Register's Office for Davidson County, Tennessee.

FILED FOR RECORD
DAVIDSON COUNTY, TENN.
Dec 16 2 33 PM '88

94377

IDENTIFICATION REFERENCE

This is unimproved (X) improved ( ) property, known as Lot 70, Phase II, Poplar Creek Estates, Nashville, TN 37221
(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 our hands this 14th day of December, 1988

Cecil D. Branstetter

Charlotte C. Branstetter

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Alice Faye E. Sullivan, a Notary Public in and for said County and State, the within named Cecil D. Branstetter and wife, Charlotte C. Branstetter

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 1988.

Commission Expires 5-13-92

Alice Faye Sullivan Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

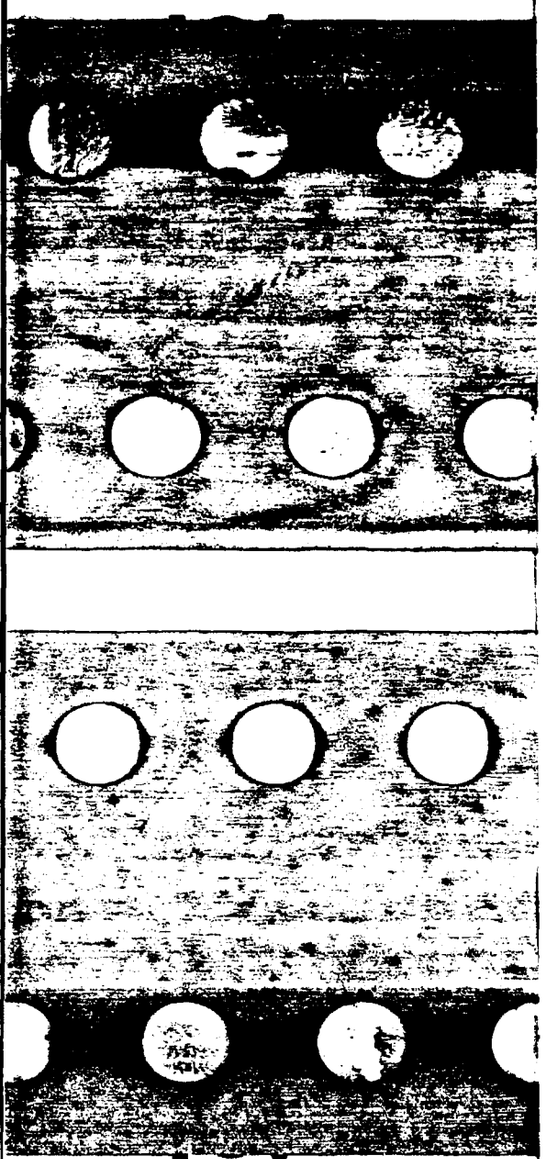
Cecil D. Branstetter and wife, Charlotte C. Branstetter

TO

Donald W. Johnson and wife, Kay B. Johnson

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

8454 12/16 0101 03CHECK 89.00



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

RECEIVED OF _____

FOR _____

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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
				CAMT 25000.00
				CON TX 82.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 89.00
				CHECK 89.00
12/16/88	01			14:33 0001 8454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94377

IDENTIFICATION REFERENCE

Dec 16 2 33 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 164620