wwell35:12/27/88

FROM: D. W. JOHNSTON

TO: ANTHONY S. JOHNSTON AND WIFE, PATRICIA JOHNSTON

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel No.
Anthony S. Johnston & wife, Patricia Johnston 4420 Warner Place Nash, TN 37205	SAME	Part of Map 116-10 Parcel 126

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$95,000.00~~ $95,200.00.

D. W. Johnston
Affiant

Subscribed and sworn to before me, this the 24th day of January, 1989.

Bryan Howard
Notary Public

My Comm. Expires: 9/26/92

WARRANTY DEED

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, I, D. W. Johnston, an unmarried person, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Anthony S. Johnston and wife, Patricia Johnston, hereinafter called the GRANTEES, their heirs and assigns, a .544 undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This is unimproved property.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs, successors, assigns 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.

09512

REGISTER'S OFFICE OF DAVIDSON CO.
FEB 16 3 52 PM '89

WITNESS my hand this 12th day of January, 1989.

D. W. Johnston

D. W. Johnston

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 D. W. Johnston, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of January, 1989.

Bryan Howard
NOTARY PUBLIC

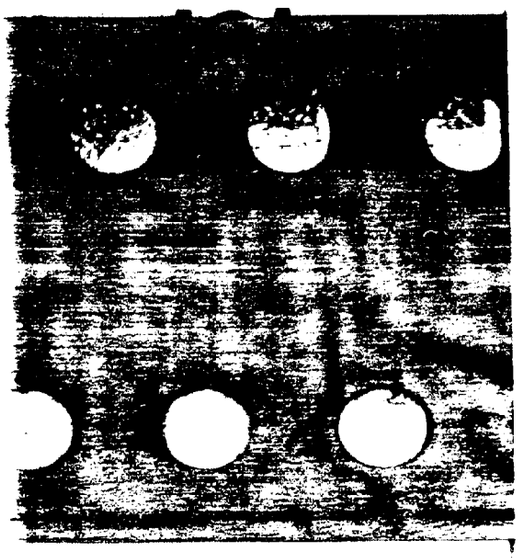
My Commission Expires: 9/26/92

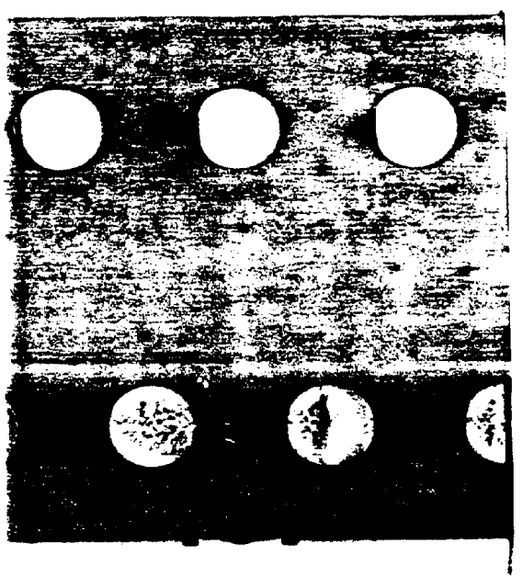
EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of D. W. Johnston Subdivision, of record in Book 6200, page 810, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to D. W. Johnston and wife, Elizabeth S. Johnston, by deed of record in Book 4325, page 681, said Register's Office, the said Elizabeth S. Johnston having since died.

7851 02/16 0101 03CHECK 323.66





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7773 PAGE 979

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 95200.00
CON TX 314.16
PRFEE 0.50
WDEED 9.00
TOTAL 323.66
CHECK 323.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/16/89 01 15:54 0001 7851

09512

IDENTIFICATION REFERENCE

FEB 16 3 52 PM '89

FELIX Z. WILSON
REGISTER

No. 182310