Box 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
E. Alan Groves and wife, April Groves 752 Harpeth Parkway West Nashville, TN 37221	Atlantic Coast Mortgage Co. 3975 University Avenue Fairfax, VA 22030	142-14 141 9D-28720

WARRANTY DEED BOOK 7782 PAGE 829

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **DONALD W. JOHNSON and wife, KAY JOHNSON,** have bargained and sold, and by these presents do transfer and convey unto the said E. Alan Groves and wife, April Groves, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Harpeth Park West, of record in Book 4715, Page 16, Register's Office for said County.

SAID Lot No. 1 fronts 85.00 feet, erroneously referred to in prior conveyance as 95.00 feet, on the northeasterly margin of Harpeth Parkway West and extends back 263.04 feet on the northwesterly line and 252.12 feet on the broken southeasterly line to a dead line in the rear, meausring 118.64 feet thereon.

Being the same property conveyed to Donald W. Johnson and wife, Kay Johnson by deed from Rick M. Johnson, Trustee of record in Book 7763, Page 900, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **752 Harpeth Parkway West, Nashville, TN 37221**

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.

Whenever 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 27th day of February, 1989.

Donald W. Johnson

Kay B. Johnson
Kay Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7782 PAGE 830

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald W. Johnson and wife, Kay Johnson, the bargainor(s), 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 27 day of February, 19__.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF February, 19 89.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-20-92

12623

IDENTIFICATION

MAR 1 12 51 PM '89

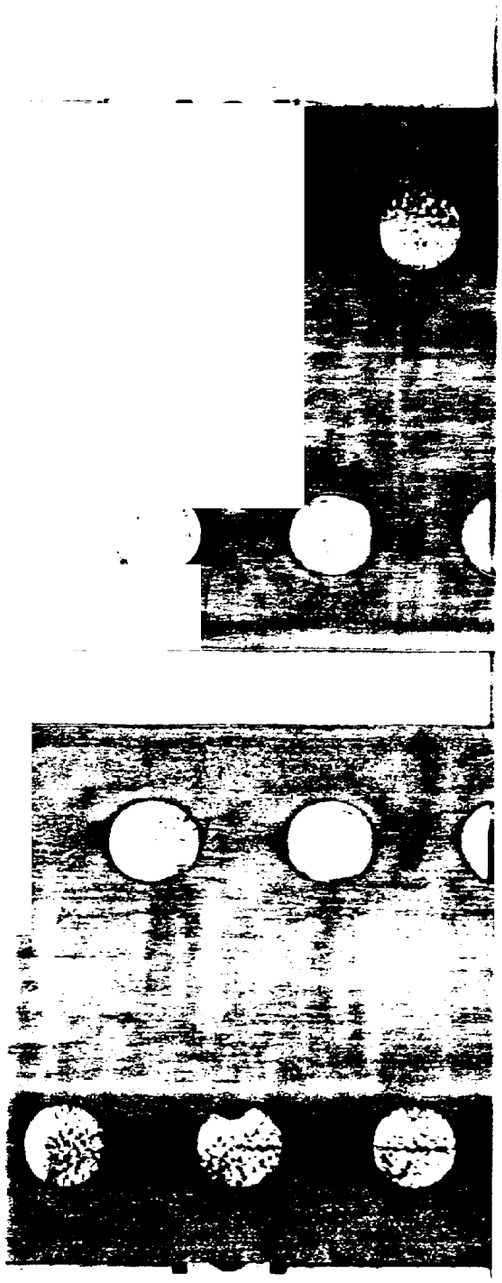
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

1312 03/01 0101 03CHECK 287.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7782 PAGE 831

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	85000.00
BOOK TX	280.50
PRFEE	0.50
MTGFEE	6.00
TOTAL	287.00
CHECK	287.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12623.

IDENTIFICATION

MAR 1 12 51 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

03/01/89 01 12:52 0001 1312

No. 185901