BOOK PAGE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 19 89.

Notary Public

MY COMMISSION EXPIRES 10-9-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY: Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys One Eleven Union Street, Nashville, TN 37201		
ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Kenneth W. Johnson, unmarried (NAME)	Sovran Mortgage Corporation (NAME)	53-9-98
1408 Apache Lane (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	

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, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth W. Johnson, unmarried

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. 50B on the Plan of Zone Lot Division of Lots 50 and 56, Phase II, Kimbolton of record in Plat Book 6900, Page 794, as amended in Book 6900, Page 909, said Register's Office.

SAID Lot No. 50B, which is a corner lot, fronts 31.86 feet on the southerly margin of Apache Lane and fronts 94.08 feet on the easterly margin of Tamarack South, said frontages being joined by a curve having a length of 39.27 feet, and extends back 59.45 feet on the southwesterly line and 134.41 feet on the southeasterly line to a point of intersection.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6746, Page 673 and Book 7304, Page 279, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc now known as Phillips Builders, Inc. by instrument of record in Book 7298, Page 203, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 1408 Apache Lane, (House Number) (Street) Madison, TN 37115 (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 ti, 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 my hand this 31st day of May, 1989

Phillips Builders, Inc.
By: Jackie Shires, Vice-President
Attest:

STATE OF TENNESSEE
Davidson County

BOOK 7858 PAGE 761

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of 19_____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Shires or proved to me upon the basis of satisfactory evidence and _____ with whom I am personally acquainted and who upon ~~(their oath)~~ her oath acknowledged ~~(themselves)~~ herself to be the Vice-President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~s/(he)~~ she as such Vice-President and/ _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jackie Shires as such Vice-President and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 31st day of May, 19 89.

My commission expires 10-9-91

_____
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Kenneth W. Johnson, ~~--ied~~

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

39080

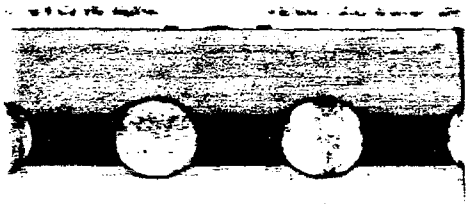
IDENTIFICATION REFERENCE

JUN 6 3 46 PM '89
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2486 06/06/89 0101 03CHECK 240

OFFICIAL RECEIPT

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



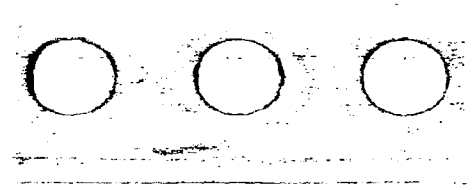
RECEIVED OF _____

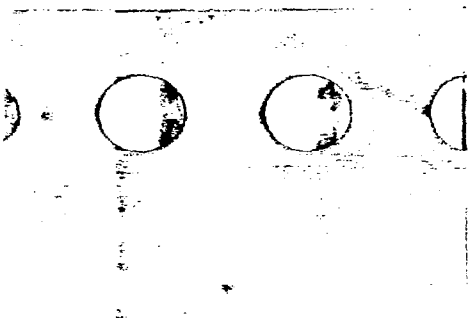
FOR _____

BOOK 7858 PAGE 762

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





RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39080.

IDENTIFICATION REFERENCE

JUN 6 3 46 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

06/06/89 01 15:47 0001 2486

CAMT	70850.00
CON TX	233.64
PRFEE	0.50
WDEED	6.00
TOTAL	240.14
CHECK	240.14



No. 216844