BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,500.00

Larry L. Westbrook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 89

Lee E. Crafton
Notary Public

MY COMMISSION EXPIRES: November 21, 1992

(AFFIX SEAL)

BOOK 7881 PAGE 353

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Albert T. Posnack (NAME)	Commercial Federal Mortgage (NAME)	155-8C #68
616 Poplar Creek Trace Court (STREET ADDRESS OR ROUTE NUMBER)	2120 South 72nd Street (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (P O ZIP)	Omaha, NE 68124 (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, Donald W. Johnson and wife, Kay B. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert T. Posnack and wife, Cynthia A. Posnack

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. 68 on the Resubdivision of Lots 68 and 69 of Phase 2, Poplar Creek Estates as of record in Book 6200, Page 830, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same propety 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. The said Cecil D. Branstetter and wife, Charlotte C. Branstetter having since conveyed their interest in said property by a Quitclaim Deed to Donald W. Johnson and wife, Kay B. Johnson of record in Book 7881, Page 350, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (XX) improved property, known as 616 Poplar Creek Trace Court, 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 hereto 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 their hands this 28th day of June, 1989

Donald W. Johnson

Kay B. Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Larry N. Westbrook, a Notary Public in and for said County and State, the within named Donald W. Johnson and wife, Kay B. Johnson

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 28th day of June 1989.

Commission expires May 26, 1993

Larry N. Westbrook
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ 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 _____ as such, _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Donald W. Johnson and wife, Kay B. Johnson

TO

Albert T. Posnack and wife, Cynthia A. P[illegible]

22444 07/05 0101 03CHECK 533.35

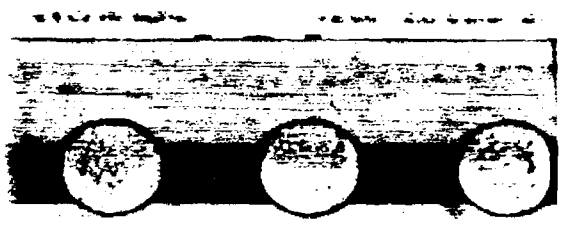
$533.35 MF 10 PM '89 JUL 5

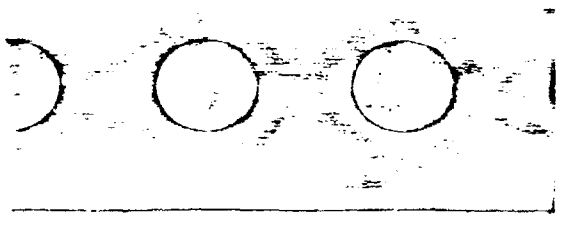
INFORMATION REFERENCE

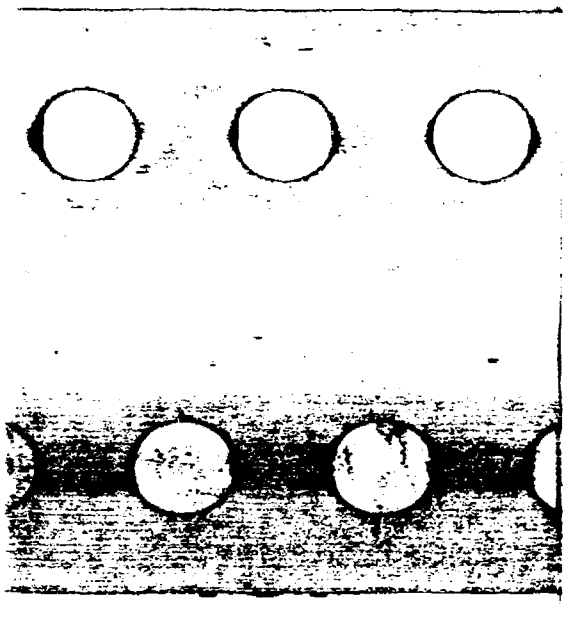
Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37208

4 6 7 7 2







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7881 PAGE 355

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 159500.00

CON TX 526.35

PRFEE 1.00

WDEED 6.00

TOTAL ~~533.35~~

CHECK ~~533.35~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/05/89 01 13:20 0001 2244

4672

IDENTIFICATION REFERENCE

JUL 5 1 18 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 225963