BOOK 7885 PAGE 907

WARRANTY DEED

4015 07/11 0101 03CHECK 313.90

PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street
Metro Federal Savings & Loan Bldg.
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 97,000.00.

Evelyn Sawyer
Affiant

SWORN to and subscribed before me on this the 11th day of July, 1989.

J. K. Woodard
NOTARY PUBLIC

My Commission Expires: Feb 24 1992

MORTGAGEE:

Mr. Graydon C. Johnston
Ms. Dorothy Ussery

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr./Mrs. Jack Sawyer	Same as Owner	42-3
805 Falcon Dr.		86
Madison, Tenn 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, I, **GRAYDON C. JOHNSTON,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **JACK SAWYER and wife, EVELYN SAWYER,** hereinafter called **GRANTEES,** 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. 31 on the Plan of Section IV, Bonnie Brae, as of record in Book 2854, Page 53, Register's Office for said County, described as follows:

BEGINNING at a concrete monument in the northwesterly margin of Falcon Drive, opposite the intersection of Campbell Road; thence with the margin of Falcon Drive southwesterly 195 feet to a concrete monument; thence northwesterly 341.86 feet to a concrete monument; thence easterly 361.8 feet to a concrete monument in the margin of Campbell Road; thence with the margin of the same southeasterly 19.1 feet to the beginning of a curve; thence around said curve southerly 40.45 feet to the point of beginning.

BEING the same property conveyed to GRAYDON C. JOHNSTON and wife, CECELIA L. JOHNSTON by Deed from B. B. GOAD and wife, VIRGIE M. GOAD of record in Book 4353, Page 936, Register's Office for Davidson County, TN. The said Cecelia L. Johnston having since died.

48268

Jul 11 9 47 AM '89

This is improved property known as 805 Falcon Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 7th day of July, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Graydon C. Johnston
GRAYDON C. JOHNSTON

STATE OF TENNESSEE

COUNTY OF SUMNER

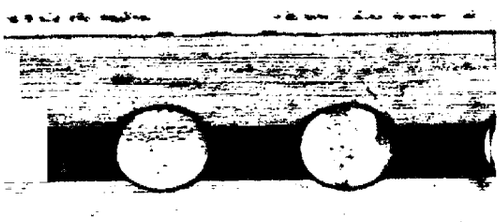
BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, GRAYDON C. JOHNSTON, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 7th day of July, 1989.

J. K. Martin
NOTARY PUBLIC

My Commission Expires: Feb. 24, 1992

NOTARY PUBLIC AT LARGE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

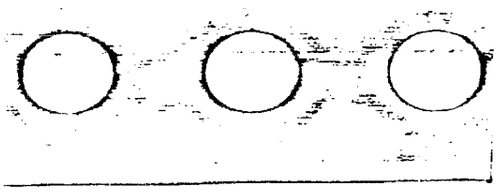
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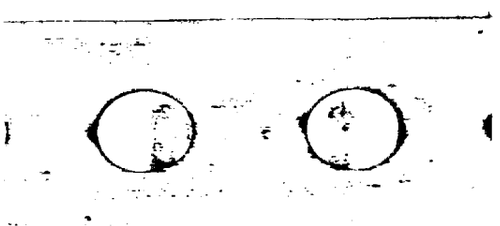
FOR _____

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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 93000.00
				CON TX 306.90
				PRFEE 1.00
				WDEED 6.00
				TOTAL 313.90
				CHECK 313.90
07/11/89	01			09:47 0001 4015





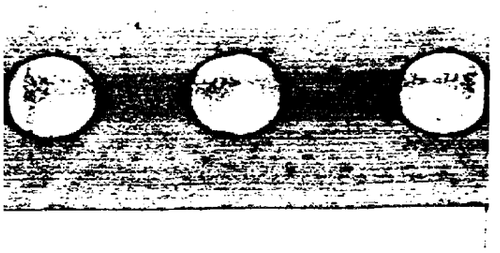
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48268

IDENTIFICATION REFERENCE

JUL 11 9 47 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE



No. 227713