STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF January 90

Notary Public

MY COMMISSION EXPIRES: August 5, 19[illegible]
(AFFIX SEAL)

Return to: THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title & Closing Co., 223 Madison Street, S. 106, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aggie Miller (NAME)	Simmons First Mortgage Company (NAME)	MAP 133-12
425 E. Old Hickory Blvd. (ADDRESS)	P. O. Box 24410 (ADDRESS)	PARCEL 94
Madison, TN 37115 (CITY) (STATE) (ZIP)	Little Rock, AR 72221-4410 (CITY) (STATE) (ZIP)	5DU-10266

FOR AND 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, Ronald W. Johnson and wife, Brenda Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aggie Miller

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. 48 on the Plan of Windsor Park, of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Ronald W. Johnson and wife, Brenda Johnson by deed from Arlis C. Swinney and wife, Katherine C. Swinney of record in Book 6177, Page 209, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictions of record in Book 3816, Page 784 and Book 3792, Page 445, Register's Office for Davidson County, Tennessee.

** including the assumption of a Deed of Trust to secure to Capitol Mortgage Corporation in the principal amount of $48,786.00 of record in Book 6177, Page 212, re-recorded in Book 6181, Page 321 and re-recorded again in Book 6212, Page 469, Register's Office for Davidson County, Tennessee as assigned to Simmons First Natioanl Bank of Pine Bluff by Assignment of record in Book 6177, Page 216, re-recorded in Book 6181, Page 324 and re-recorded again in Book 6212, Page 472, said Register's Office which the Grantee herein assumes and agrees to pay.

0117 01/04 0101 03CHECK 195.10

This is unimproved ( ) improved (X) property, known as 438 Tampa Drive, Nashville, TN 37211
(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 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 hand s this 3rd day of January 19 90

Ronald W. Johnson

Ronald W. Johnson

Brenda Johnson

Brenda Johnson

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 Ronald W. Johnson and wife, Brenda 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 Madison, Tennessee, this 3rd day of January, 19 90.

Commission expires August 5, 1990

Diane F. Gregory
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

93835

IDENTIFICATION REFERENCE

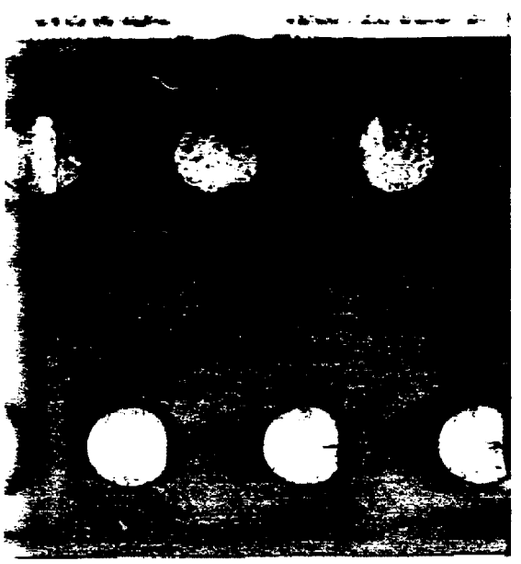
JAN 4 10 11 AM '90

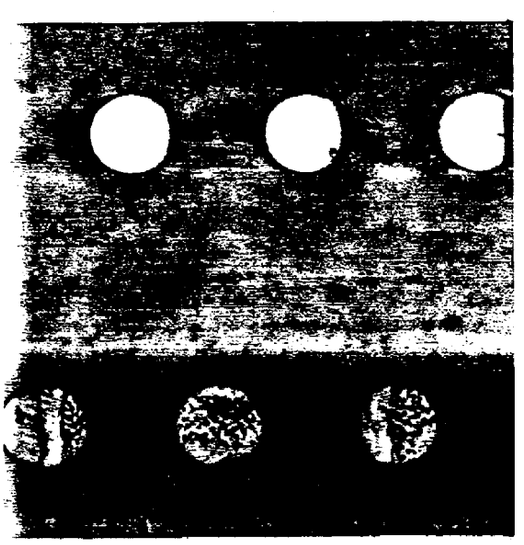
DAVIDSON COUNTY, TN

Ronald W. Johnson and wife, Brenda Johnson

Aggie Miller

Greater Nasvhille Title & Closing Co.
223 Madison Street, S. 106
Madison, TN 37115





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

RECEIVED OF _____

FOR _____

BOOK 8018 PAGE 943

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 57000.00
CON TX 188.10
PRFEE 1.00
WDEED 6.00
TOTAL 195.10
CHECK 195.10

01/04/90 01 10:45 0001 0117

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93835

IDENTIFICATION REFERENCE

JAN 4 10 04 AM '90

DAVIDSON COUNTY, TN

No. 281270