STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Kenneth E Luton
Affiant

Subscribed and sworn to before me, this 23rd day of April, 1990.

Betty R. Grimes
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires: 11-21-93

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Nashville, TN 37219

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Ken Luton 3912 Trimble Road Nashville, TN 37215	Same	130-7-88 BM08473

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN W. JOHNSON, III**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KEN LUTON**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This conveyance is made subject to:

1. 1990 taxes, which have been prorated and assumed by Grantee.

2. Unrecorded easements, if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines or shortage in areas or encroachments, which a correct survey or an inspection of the premises would disclose.

3. A permanent easement, irregular in shape and a 10 foot temporary construction easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4264, page 284, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3912 Trimble Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, his 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 23rd day of April, 1990.

JOHN W. JOHNSON, III

Melissa B. Johnson
MELISSA B. JOHNSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. JOHNSON, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 1990.

Betty R. Grimes
Notary Public

BETTY R. GRIMES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-21-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA B. JOHNSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 1990.

Betty R. Grimes
Notary Public

My Commission Expires: 11-21-92

BETTY R. GRIMES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being part of Lots Nos. 209, 210, 217, and 218, on the Plan of Royal Oaks Land Company's Subdivision, as of record in Book 421, pages 102 and 103, Register's Office for said County, and described according to an unregistered plan of said subdivision made by W. B. Southgate, Surveyor, as follows:

Beginning at a point in the northerly margin of Trimble Road at a point 43 feet 3 inches east of the line between Lots Nos. 217 and 210, being the southwest corner of part of Lots 217 and 218 conveyed to Joe Lloyd McAdams and wife, by deed from Royal Oaks Land Company; thence north along the line of the McAdams lot, 237 feet 3 inches to an iron pin in the dividing line between Lots Nos. 209 and 218; being an inner corner of the McAdams lot; thence South 35 degrees 30 minutes west 33 feet 1 inch to an iron pin; thence southerly 250 feet, more or less, to an iron pin in the northerly margin of Trimble Road; thence easterly along the northerly margin of said road 93 feet 3 inches to the beginning.

ALSO, Land in Davidson County, Tennessee, being part of Lots Nos. 209 and 210 on the Plan of a part of the Royal Oak Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, described as follows:

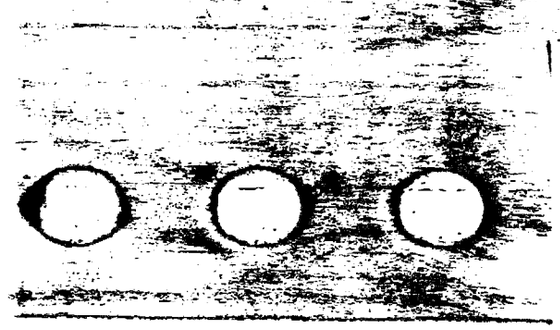
BEGINNING at an iron stake in the northerly margin of Trimble Road (formerly 9th Street), 250 feet easterly from the easterly margin of Lynwood Blvd., 250 feet to an iron stake; thence eastwardly 100 feet to an iron stake; thence southwardly and parallel to said Lynwood Boulevard, 250 feet to a stake in the northerly margin of Trimble Road; thence with the northerly margin of Trimble Road, 100 feet to the beginning.

Being the same property conveyed to JOHN W. JOHNSON, III, by deed from Lucille Ralls Lewis, unmarried; Lorine Ralls Steinhauer, unmarried; Nancy Ralls Manderson, unmarried; Mary Louise Ralls Pendergrast, and husband, Thomas Pendergrast; Donna Ralls Robinson and husband, Joseph Robinson; Earl Ralls Lewis, and wife, Willa Dean Lewis; and Ryman Ralls and wife, Jacqueline Ralls, being all of the beneficiaries of Lillian Ralls, deceased, of record in Book 7447, page 194, Register's Office for Davidson County, Tennessee.

The said MELISSA B. JOHNSON joins in the execution of this deed for the purpose of conveying any interest she may have in the property by reason of the marital status.

21214
IDENTIF. REFERENCE
APR 21 11 32 AM '90
97.5 04/24 0101 02CHECK 769.00





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

RECEIVED OF _____

FOR _____

BOOK 8094 PAGE 611



CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				230000.00
			CON TX	759.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	769.00
			CHECK	769.00
04/24/90		01	11:29 0001	3975



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. T REFERENCE

APR 24 11 32 AM '90

DAVIDSON COUNTY TN.

2 1 2 1 4

No. 313049