This instrument prepared by:
GAYLE T. MOYER, ATTORNEY, 128 HOLIDAY COURT, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
Sovran Mortgage Corporation
201 East Cary Street
Richmond, Virginia 23219-3736

NAME OF MORTGAGEE:
Sovran Mortgage Corporation

ADDRESS NEW OWNERS:
Jesse E. Johnson and Annie S. Johnson
2440 Branch Street
Nashville, Tennnessee 37216

MAP 72-07 , GROUP ___, PARCEL 243

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF FORTY TWO THOUSAND THREE HUNDRED SEVENTY ($42,370.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, WAYNE EPPERLY AND WIFE, RUTH S. EPPERLY, have this day bargained and sold and do hereby transfer and convey unto JESSE E. JOHNSON AND WIFE, ANNIE S. JOHNSON, their heirs and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 29 and the westerly part of Lot No. 30 on the Map showing S/D of the Waters Place on Maxey Lane, as of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at the southeast corner of Oakhurst Avenue, formerly Maxey Lane, and Branch Street, formerly McKinney Avenue; thence with the easterly margin of Branch Street, 150 feet to the northerly margin of an alley; thence with said alley eastwardly 126.75 feet to a point in the southerly line of Lot No. 30; thence northwardly to the southerly margin of Oakhurst Avenue, at a point in the northerly line of said Lot No. 30, said point being 30.5 feet westwardly from the northeasterly corner of said Lot No. 30; thence westwardly with the southerly margin of Oakhurst Avenue and the northerly line of Lots Nos. 30 and 29, 80.5 feet to the point of beginning.

Being the same property conveyed to Wayne Epperly and wife, Ruth S. Epperly, by warranty deed of Howard Lee Dunn and wife, Anita E. Dunn, of record in Book 7873, page 740, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said JESSE E. JOHNSON AND WIFE, ANNIE S. JOHNSON, their heirs and assigns, forever.

AND GRANTORS COVENANT with the said JESSE E. JOHNSON AND WIFE, ANNIE S. JOHNSON, that they are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered, except as follows:

1. 1990 Davidson County Metropolitan taxes constitute a lien against the property, but are not yet due and payable. Map 72-07-243.

2. Matters appearing on the Map showing S/D of the Waters Place on Mazey Lane, as of record in Book 332, pages 136 and 137, Register's Office of Davidson County, Tennessee.

3. Survey of John Kohl & Company, P.C., dated March 20, 1990, shows a portion of the gravel driveway encroaching onto the alley at the southwest corner.

AND GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said JESSE E. JOHNSON AND WIFE, ANNIE S. JOHNSON, their heirs and assigns, against the lawful claims of all persons, whomsoever.

In Witness Whereof, we have set out signatures on this the 23rd day of April, 1990.

Wayne Epperly
WAYNE EPPERLY

Ruth S. Epperly
RUTH S. EPPERLY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne Epperly and wife, Ruth S. Epperly, 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 Franklin, Tennessee, this the 23rd day of April, 1990.

Gayle T. Moyer
Notary Public

(SEAL)

GAYLE T. MOYER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commisssion Expires:

4-23-91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $42,370.00.

Jesse E. Johnson

Sworn to and subscribed to before me, on this the 23rd day of April, 1990.

Gayle T. Moyer
Notary Public

(SEAL)

GAYLE T. MOYER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

4-2-91

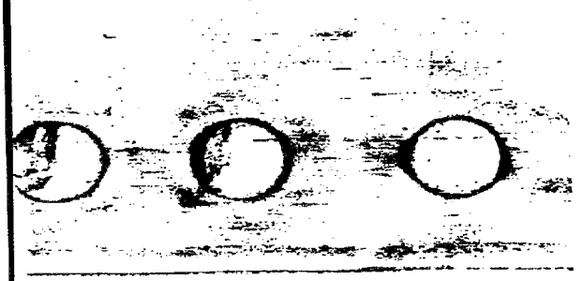
21217 IDENTIF. REFERENCE APR 24 11 36 AM '90 DAVIDSON COUNTY TENN.

RUSH

04/24 0101 03CHECK 146.2



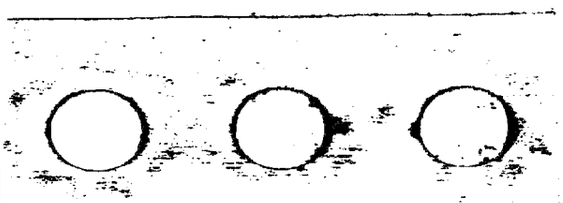
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8094 PAGE 622



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 42370.00
CON TX 139.92
PRFEE 1.00
WDEED 6.00
TOTAL 146.92
CHECK 146.92

04/24/90 01 11:34 0001 3978



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21217

IDENTIF. TREFERENCE

APR 24 11 36 AM '90

DAVIDSON COUNTY

No. 313052