STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $526,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of May, 1990.

Notary Public

My Commission expires: November 12, 1990

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
Randolph C. St. John and Tessa M. St. John, Trustees c/o 4420 Warner Place Nashville, TN 37205	Same	130-6-60 BM08500

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Anthony S. Johnston and wife, Patricia A. Johnston, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Randolph C. St. John and Tessa M. St. John, as Trustees of the St. John Family Trust, initially created March 31, 1983, with full power to sell, transfer, mortgage or encumber said property without the joinder of beneficiaries, hereinafter called the 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 the easterly 100 feet of Lot No. 19 on the plat of a subdivision of Block "C" in Belle Meade Plan No. 2, as of record in Book 421, page 58, Register's Office for said County.
>
> Said part of Lot No. 19 fronts 100 feet on the northerly side of Warner Place and extends back between parallel lines 301 feet on the easterly line and 296-1/2 feet on the westerly line to the southerly line of Lot No. 20 on said plan.
>
> Being the same property conveyed to Anthony S. Johnston and wife, Patricia A. Johnston by deed from Rife Sibley Hughey, Jr. and wife, Annette Phillips Hughey of record in Book 5322, page 251, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1990 taxes to be prorated and assumed by Grantees.

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.

This is improved property, known as 4420 Warner Place, Nashville, Tennessee 37205.

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, theirs 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 30th day of April, 1990.

2347.1

IDENTIFICATION REFERENCE
MAY 2 1 15 PM 1990
DAVIDSON COUNTY, TN

Anthony S. Johnston
ANTHONY S. JOHNSTON

Patricia A. Johnston
PATRICIA A. JOHNSTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony S. Johnston, 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 1st day of May, 1990.

My Commission Expires:
November 12, 1990

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

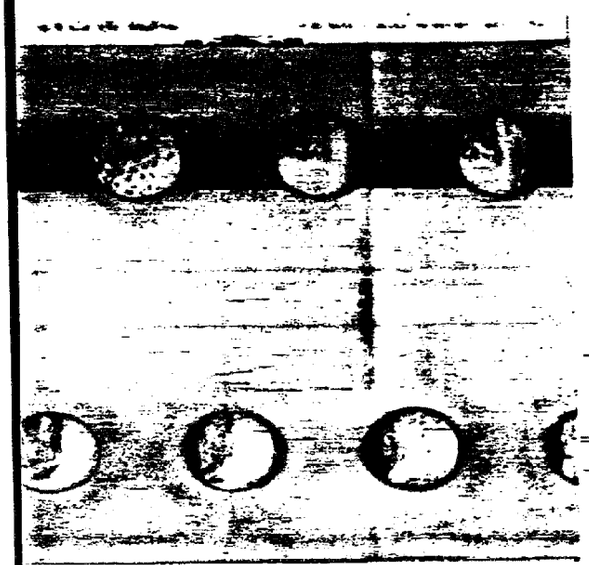
Witness my hand, at office, this 30th day of April, 1990.

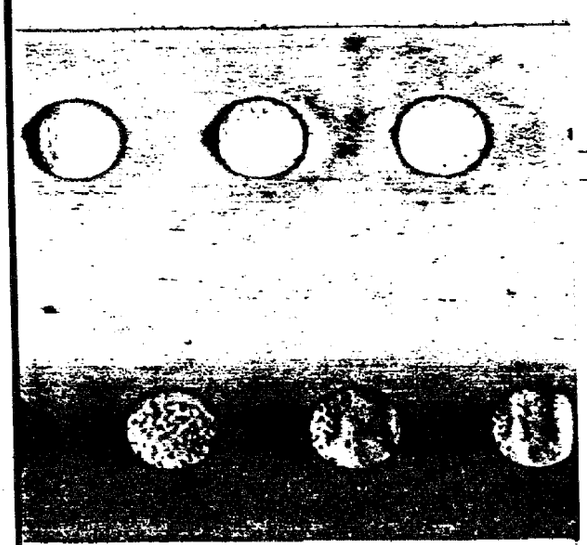
My Commission Expires:
1-23-93

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

191 05/02 0101 03CHECK 12.00





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

RECEIVED OF _____

FOR _____

BOOK 8101 PAGE 26

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	
				526000.00
			CON TX	1735.80
			PRFEE	1.00
			WDEED	6.00
			TOTAL	1742.80
			CHECK	1742.80
05/02/90		01	13:15	0001 8191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2347 I.

IDENTIFICATION REFERENCE

MAY 2 1 15 PM '90

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 315685