Box 30

BOOK 8101 PAGE 27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,496.72

Subscribed and sworn to before me, this the 01 day of May, 19 90

My commission expires: 7-24-91 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 0B14628
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Jeffrey C. Strachan	First Union Mortgage Corporation
835 Glen Avenue	P. O. Box 18109
Nashville, TN 37204	Raleigh, NC 27619
STREET ADDRESS / CITY / STATE / ZIP	STREET ADDRESS / CITY / STATE / ZIP

MAP & PARCEL NO 105-14 34

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Craig Johnson and wife, Frances Garner

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Jeffrey C. Strachan and wife, Brenda C. Strachan

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 2 on the Plan of Hostettler, of record in Plat Book 5800 at page 100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Craig Johnson and wife, Frances Garner by Deed of record in Book 6235 page 386, Register's office for said County.

This conveyance is subject to taxes for the year 1990 and subsequent years, easements and restrictive covenants of record. Grantees herein jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain Promissory Note executed by Craig Johnson and Frances Garner and delivered to Third National Mortgage Company in the amount of Thirty Nine Thousand Two Hundred Fifty Dollars ($39,250.00) dated October 20, 1982 and that certain Deed of Trust, securing said Promissory Note of even date therewith, upon the property conveyed in the Deed of Trust is recorded in Book 5953, page 88, in the Davidson County Register's Office, including, but not limited to, the obligation to repay the debt.

2347.2

IDENTIFICATION REFERENCE

MAY 2 1 15 PM '90

REGISTER OF DEEDS DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 835 Glen Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hands this 01 day of May, 19 90

Craig Johnson

Frances Garner

Craig Johnson

Frances Garner

State of Tennessee
County of Williamson

On this 01 day of May, 19 90, before me personally appeared Craig Johnson & Frances Garner to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

5-24-91

Notary Public

State of Tennessee
County of _____

On this 01 day of May 01, 19 90, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

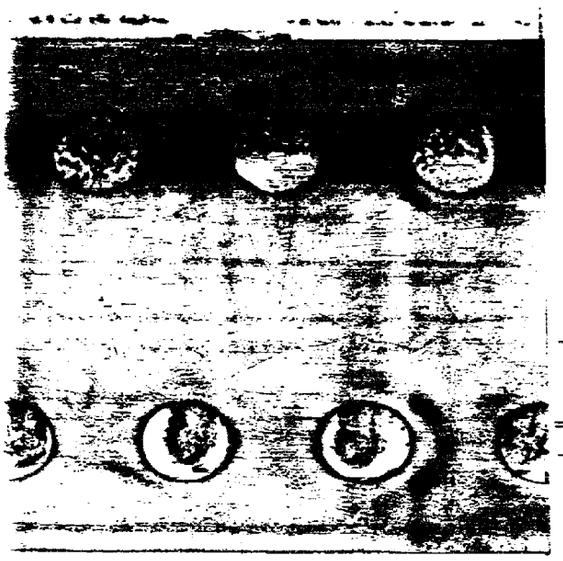
Notary Public

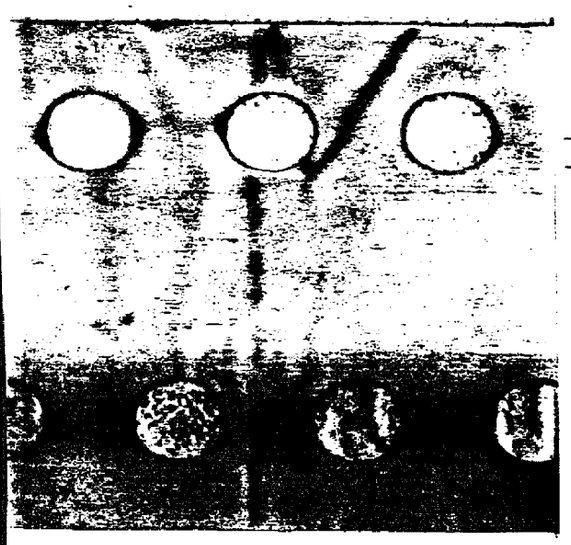
WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

3192 05/02 0101 03CHECK 137.35





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

RECEIVED OF _____

FOR _____

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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 39496.72
				CON TX 130.35
				PRFEE 1.00
				WDEED 6.00
				TOTAL 137.35
				CHECK 137.35
05/02/90	01			13:16 0001 8192

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2347.2

IDENTIFICATION REFERENCE

MAY 2 1 15 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 315686