THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD 9285 06.11 0101 03CHECK 319.00
MADISON, TN 37115

ADDRESS NEW OWNER:

LENETTA G. WALKER and
SAMUEL JOHNSON
5129 LANA RENEE CT.
HERMITAGE, TN

MAP/PARCEL NUMBER:

MAP 98-1
PARCEL 107

SEND TAX BILLS TO:

CHEMICAL MORTGAGE COMPANY
101 EAST TOWN STREET
COLUMBUS, OHIO 43215

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,589.36, THIS 30th DAY OF MAY, 1990.

Lenetta G. Walker
AFFIANT
Subscribed and sworn to me, this the 30TH day of MAY, 1990.

Denise C. Alexander
Notary Public
My commission expires: 5-11-93

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from Clifford A. Adams et ux, Laverne F. Adams, to Atlantic Coast Mortgage Company, of record in Book 7051, page 828, said Register's Office, the unpaid balance of which the Grantees hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantees also jointly and severally hereby assume the obligations of the Grantors herein under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned, the receipt and sufficiency of which are hereby expressly acknowledged, WE, CLIFFORD A. ADAMS ET UX, LAVERNE F. ADAMS, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said LENETTA G. WALKER, A SINGLE PERSON, AND SAMUEL JOHNSON, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all

right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5129 LANA RENEE CT., HERMITAGE, TN .

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 30TH day of MAY, 1990.

Clifford A. Adams
CLIFFORD A. ADAMS

Laverne F. Adams
LAVERNE F. ADAMS

Lenetta G. Walker
LENETTA G. WALKER

Samuel Johnson
SAMUEL JOHNSON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLIFFORD A. ADAMS ET UX, LAVERNE F. ADAMS, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon 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, on this the 30TH day of MAY, 1990.

Denise C. Ace
notary public

My commission expires: 5-11-92

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, LENETTA G. WALKER, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 30TH day of MAY, 1990.

Denise C. Gilley
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL JOHNSON, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 30TH day of MAY, 1990.

Denise C. Gilley
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 50 on the Re-Subdivision of Lots 42-56 on the Plan of Roxborough as of record in Plat Book 5210, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Clifford A. Adams et ux, Laverne F. Adams, by Deed from Gene J. Yealy et ux, Jean Carolyn Yealy, of record in Book 7051, page 825, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

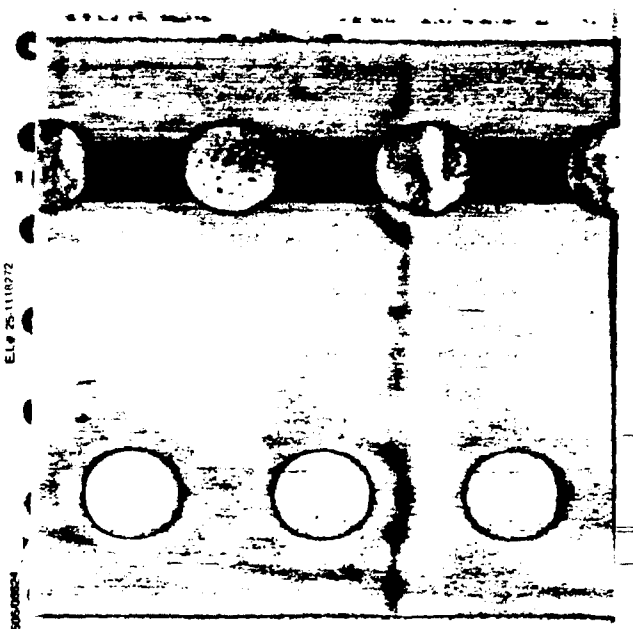
1. Real property taxes for 1990 and all future years.

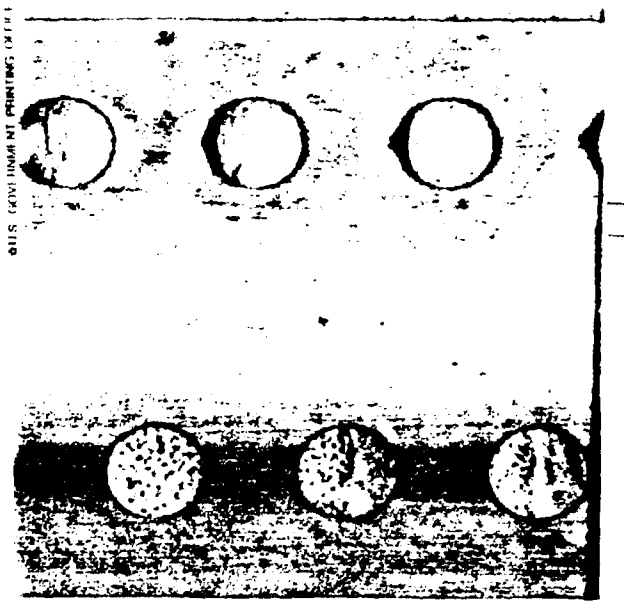
2. Plat of record in Book 5210, page 76, Register's Office for Davidson County, Tennessee, which plat shows a 30-foot minimum building setback line from LANA RENEE CT. a 10-foot public utility and drainage easement along the rear of the lot, a 10-foot sewer easement along the front of the lot and a utility anchor easement located on the northeast corner of the lot.

3. Restrictive covenants of record in Book 5302, page 669, Register's Office for Davidson County, Tennessee.

4. Deed of Trust from Clifford A. Adams et ux, Laverne F. Adams, to D. Gene Merrill and Frederick B. Brooks, Trustees, of record in Book 7051, page 828, Register's Office for Davidson County, Tennessee, to secure to Atlantic Coast Mortgage Company the payment of one note dated November 7, 1986, in the original principal amount of $84,500.00, due and payable as set forth therein.

IDENTIFICATION REFERENCE
JUN 11 12 27 PM '90
DAVIDSON COUNTY, TN
32992





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

RECEIVED OF _____

FOR _____

BOOK 8128 PAGE 628

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	92589.36
			CON TX	305.58
			PRFEE	1.00
			WDEED	12.00
			TOTAL	318.58
			CHECK	318.58
06/11/90	01		12:28 0001	9285

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32992

IDENTIFICATION REFERENCE

JUN 11 12 27 PM '90

DAVIDSON COUNTY, TN

No. 326954