Ward

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

BK 8360 PAGE 656

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Richard H. Garrett and wife, Minne A. Garrett and Charles V. Garrett 3713 Valley Ridge Drive Nashville, TN 37211	NCNB Mortgage Corp. P.O. Box 353 Louisville, Kentucky 40201	Map # 133.07 Parcel # 279

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, HARRY B. JOHNSON and wife, RENEE W. JOHNSON, do hereby transfer and convey unto RICHARD H. GARRETT and wife, MINNE A. GARRETT and CHARLES V. GARRETT as joint tenants with the right of survivorship, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 202 on the plan of Section Three, Valley View Meadows, of record in Book 3700, Page 93, Register's Office for said County.

Said Lot No. 202 fronts 65.0 feet on the northerly margin of Valley Ridge Drive and extends back 172.31 feet on the southeasterly line and 193.37 feet on the northwesterly line to a dead line in the rear, measuring 119.93 feet thereon.

BEING the same property conveyed to Harry B. Johnson by deed from Jack L. Williams and Sharon Eckert of record in Book 7360, Page 192, Register's Office for Davidson County, Tennessee. The said Renee W. Johnson is joining in this transfer to convey any marital interest she may have in said property.

This is improved real property known as 3713 Valley Ridge Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said RICHARD H. GARRETT and wife, MINNE A. GARRETT and CHARLES V. GARRETT, their heirs, successors and assigns forever.

The undersigned covenant with the said RICHARD H. GARRETT and wife, MINNE A. GARRETT and CHARLES V. GARRETT, that they are lawfully seized and possessed of said real property in fee simple; have the good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1991 which are prorated to date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of Valley View Meadows, Section Three of record in Book 3700, Page 93, said Register's Office.

3. Restrictive Covenants of record in Book 3673, Page 439, Book 3770, Page 214, Book 4065, Page 227 and amended in Book 4082, Page 106, Register's Office for Davidson County, Tennessee.

4. Possession of the property is reserved for by the Grantors until June 1, 1991.

5. Deed of Trust of record in Book 7390, Page 146, Register's Office of Davidson County, Tennessee, securing an indebtedness to NCNB Mortgage Corporation which the Grantees assume and agree to hold the Grantors harmless from.

Except as stated above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said RICHARD H. GARRETT and wife, MINNE A. GARRETT and CHARLES V. GARRETT, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this 21st day of May, 1991.

Harry B. Johnson
HARRY B. JOHNSON

Renee W Johnson
RENEE W. JOHNSON

5886 05/28 0101 03CHECK 264.40

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard a Notary Public in and for the State and County, the within named HARRY B. JOHNSON and wife, RENEE W. JOHNSON, 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 Nashville, Tennessee this 27th day of May, 1991.

17526

TENNESSEE REGISTRATION FEE
MAY 28 3 41 PM '91

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94

AFFIDAVIT OF VALUE

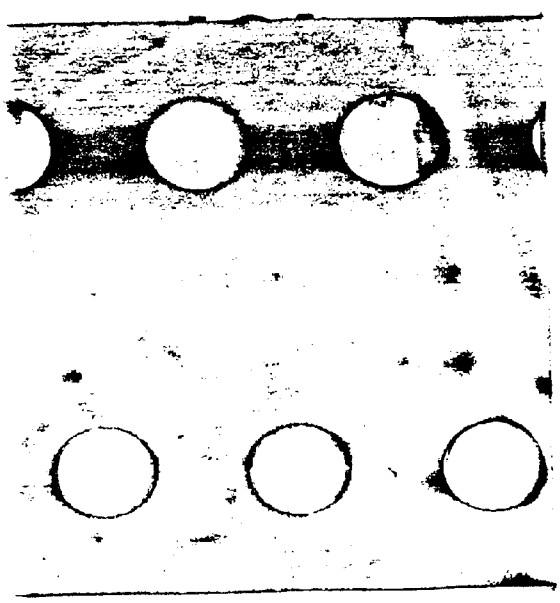
The actual consideration or value for this transfer, whichever is greater, is $78,000.00.

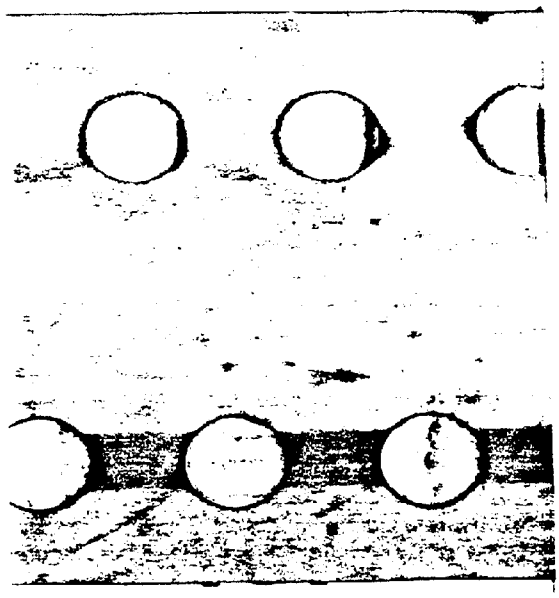
Richard H. Garrett
RICHARD H. GARRETT

Sworn to and subscribed before me this 23 day of May, 1991.

NOTARY PUBLIC

My Commission Expires: 6-15-93





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8360 PAGE 658

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 78000.00
CON TX 257.40
PRFEE 1.00
WDEED 6.00
TOTAL 264.40
CHECK 264.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 45-42 0001 5866

17526

IDENTIFICATION

MAY 28 3 42 PM '91

No. 425425