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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jcb) (Title No: 30915)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 410,000.00

Affiant

Sworn and subscribed before me this
24th day of June, 1991.

Notary Public

My Comm. Expires: Oct 9, 1991

ADDRESS NEW OWNER:
Benjamin W. Johnson
6301 West Minister Drive
Nashville, TN 37221

MORTGAGEE:
Sears Mortgage Corporation
2500 Lake Cook Road
Riverwoods, IL 60015

MAP-PARCEL NUMBERS
7D 37310, 157-101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert R. Mueller and spouse, Sandra A. Mueller,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin W. Johnson and spouse, Willa Jean Johnson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 29 on the plan of Section One Devonshire Manor, of record in Book 5200, page 122 and 123, Register's Office for said County.

SAID Lot No. 29, which is a corner lot, fronts 140.36 feet on the southerly margin of Old Hickory Blvd and fronts 270.12 feet on the westerly margin of West Minister Drive, said frontages being joined by a curve having a length of 76.79 feet, and extends back 199.77 feet on the southerly line and 318.21 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Robert R. Mueller and wife, Sandra A. Mueller by deed from Bailey Enterprises, Inc., of record in Book 6051, page 22, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5381 Page 394 said Register's Office, and to the matters set forth in the referenced Plan of record.

25550

IDENTIFICATION REFERENCE

JUN 25 1 45 PM '91

06/25 0101 03CHECK 1360.00

This is improved property, known as: 6301 West Minister Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of June, 1991.

Robert R. Mueller

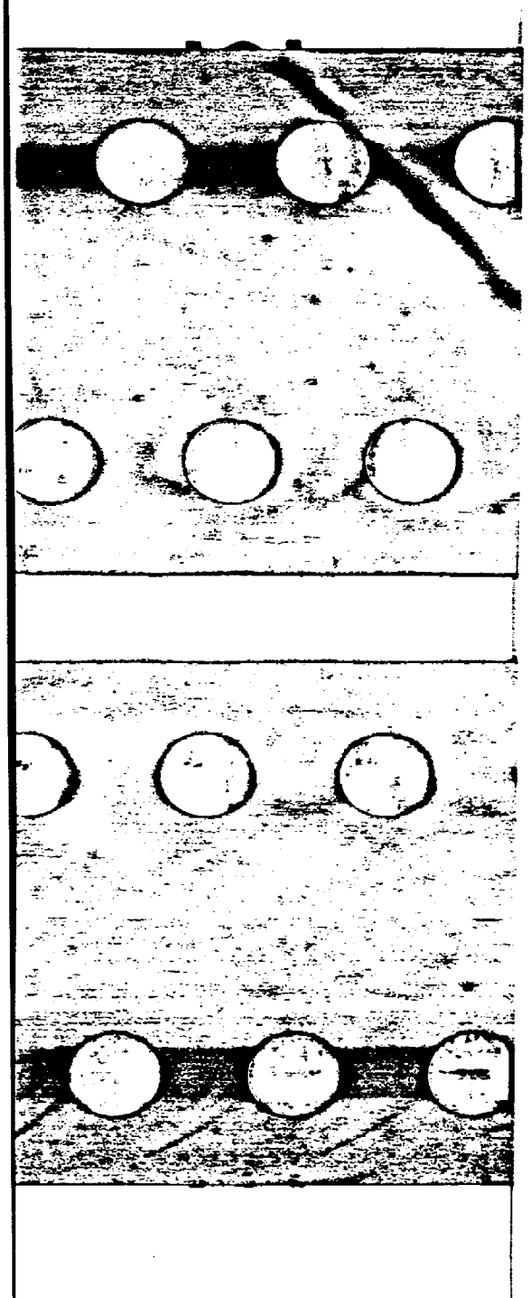
Sandra A. Mueller

State of Tennessee
County of Davidson

On this 24th day of June, 1991, before me the undersigned authority, personally appeared Robert R. Mueller and Sandra A. Mueller, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public



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 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
410000.00
CON TX 1353.00
PRFEE 1.00
WDEED 6.00
TOTAL 1360.00
CHECK 1360.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/25/91 01 13:46 0001 7664

2550

IDENTIFICATION REFERENCE

JUN 25 1 45 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 434663