10254 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8425 PAGE 719

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SHIRLEY A. BARNES (NAME)	COMMERCIAL FEDERAL MORTGAGE (NAME)	Map 108-16
1015 Pleasant View Drive (STREET ADDRESS OR ROUTE NUMBER)	2120 South 72nd St., Ste 400 (STREET ADDRESS)	Parcel 199
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Omaha, NE 68124 (CITY) (STATE) (ZIP)	F.B. #3D-91121

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BENJAMIN PAUL JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHIRLEY A. BARNES, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 33-B on the Plan of Zone Lot Division Lots 32, 33, 36 and 37 of Section One, Percy Priest Woods, as of record in Plat Book 5200, page 472, amended in Book 5200, page 718, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Benjamin Paul Johnson, unmarried by deed from John Paul Johnson and wife, Helen C. Johnson of record in Book 7085, page 906, said Register's Office.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5984, page 865, amended in Book 6020, page 270 and Book 6097, page 11; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 472, amended in Book 5200, page 718, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated September 18, 1986, in the original principal sum of $58,800.00, payable to Homeland Mortgage Corporation in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 7001, page 799, said Register's Office. Said Deed of trust having been assigned to CFS Mortgage Corporation by instrument of record in Book 7001, page 804, said Register's Office.

Andrea Jill Johnson, spouse of Benjamin Paul Johnson, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Benjamin Paul Johnson.

unimproved ( )
This is improved (XX) property, known as 1015 Pleasant View Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 21st day of August, 1991.

BENJAMIN PAUL JOHNSON

Andrea Jill Johnson
ANDREA JILL JOHNSON

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 5425 PAGE 720

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN PAUL JOHNSON and wife, ANDREA JILL JOHNSON with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 21st day of August, 19 91.

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

40882

IDENTIFICATION REFERENCE

AUG 22 11 10 AM '91

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,368.76

Shirley A Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 19 91.

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM BENJAMIN PAUL JOHNSON and wife, ANDREA JILL JOHNSON

TO SHIRLEY A. BARNES, unmarried

5682 08/22 0101 03CHECK 252.68

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 8425 PAGE 721

CV CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MG 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	66368.76
CON TX	245.68
PRFEE	1.00
WDEED	6.00
TOTAL	252.68
CHECK	252.68

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/22/91 01 11:11 0001 5682

40882

IDENTIFICATION REFERENCE

Aug 22 11 10 AM '91

No. 452192