THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2000 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $69,772.64.

Mark Myers
Affiant

Subscribed and sworn to before me this 31st day of March, 1992.

Notary Public

My Commission Expires: 1-23-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
DEBORAH S. JOHNSON and MARK MYERS 1309 McKennie Avenue Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O. Box 474 Memphis, Tennessee 38101	MAP 83-1 PARCEL 288 27W 24655

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY NINE THOUSAND SEVEN HUNDRED SEVENTY TWO AND 64/100 ($69,772.64) DOLLARS,

(a) of which FOUR THOUSAND SEVEN HUNDRED AND NO/100 ($4,700.00) DOLLARS, has been paid in cash by the hereinafter named Grantees, the receipt of which the Grantors herein hereby acknowledge, and

(b) of which FIFTY FOUR THOUSAND EIGHT HUNDRED TWENTY ONE AND 34/100 ($54,821.34) DOLLARS, Grantees have this day assumed and agreed to pay the unpaid balance of that one certain Note in the original principal amount of $ 57,150.00 , payable to First Tennessee Bank National Association and secured by a Deed of Trust of record in Book 7214 , page 978 , Register's Office for Davidson County, Tennessee, and

(c) for the balance of TEN THOUSAND THREE HUNDRED AND 00/100 ($10,300.00) DOLLARS, the Grantees herein have this day executed a Deed of Trust Note payable to Grantor with an interest rate of Ten percent (10.00%) per annum due and payable on or before March 31, 1993.

We, **STEVEN E. NICELY, married and M. LEIGH McGRADY, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DEBORAH S. JOHNSON and MARK MYERS, both unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 20 and the easterly one-half (1/2) of Lot No. 21 on the John W. Love's Subdivision of Greenwood, as of record in Book 332, page 4, Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 and part of Lot No. 21 front together 75.0 feet on the north side of McKennie Avenue and run back 174.4 feet on the east line of Lot No. 20 and 171.85 feet, more or less, on the west line of part of Lot No. 21 to an alley, on which they measure 75.0 feet.

BEING the same property conveyed to Steven E. Nicely and wife, M. Leigh McGrady, by deed from John Mack Green and wife, Beth Sharber-Green, of record in Book 7214, page 975, Regsiter's Office for Davidson County, Tennessee; the said Steven E. Nicely and M. Leigh McGrady having since divorced and Steven E. Nicely having since remarried.

CONNIE STACEY, spouse of Steven E. Nicely, joins in this conveyance to convey any interest she may have in subject property particularly any marital interest.

This is improved property known as 1309 McKennie Avenue, Nashville, Tennessee 37206.

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

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of John W. Love's Subdivision of Greenwood, of record in Book 332, page 4, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of March, 1992.

Connie Stacey

Steven E Nicely

8855 04/09 0101 03CHECK 265.16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVEN E. NICELY, M. LEIGH McGRADY and CONNIE STACEY, the bargainors, 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 this 31st day of March, 1992.

Notary Public

My Commission Expires:

1-23-94

STATE OF TENNESSEE NOTARY PUBLIC MATTIE LARUE WATTS

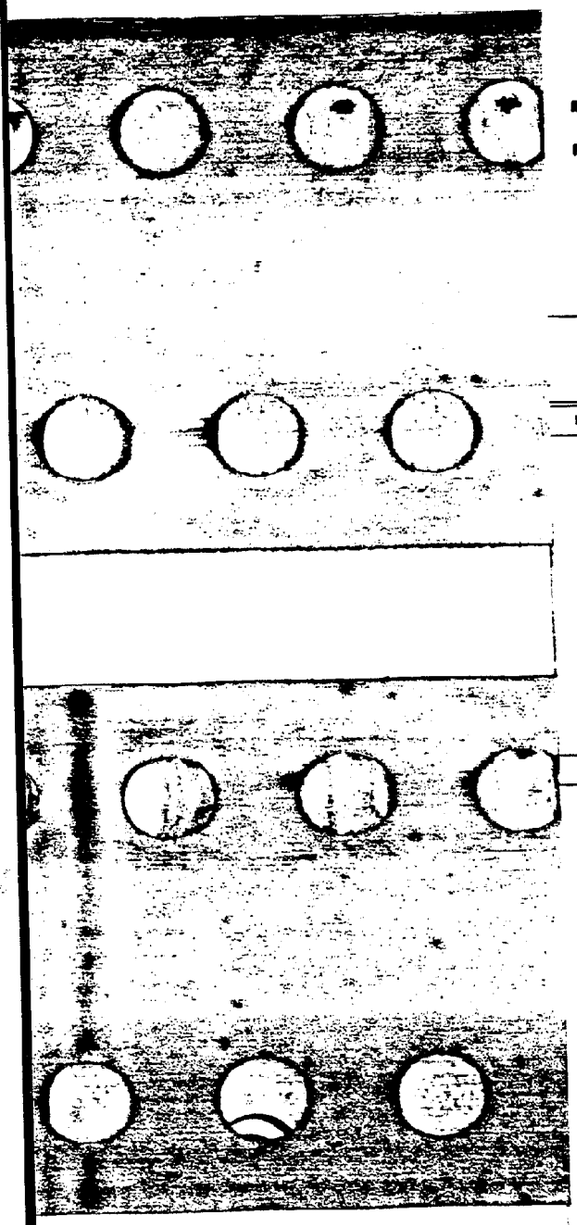
APR 9 9 53 AM '92

DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

0 0 1 9 5

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



RECEIVED OF _____

FOR _____

BOOK 8597 PAGE 432

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 69772.64
CON TX 258.16
PRFEE 1.00
WDEED 6.00
TOTAL 265.16
CHECK BANK 265.16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

04/09/92 01 09:57 0001 8855

0.01.95.

IDENTIFICATION REFERENCE

APR 9 9 53 AM '92

DAVIDSON COUNTY, TN

No. 519732