WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TERRY D. JOHNSON	THE SOUTH CAROLINA NATIONAL BANK	Map 63-2
(NAME)	(NAME)	
1437 Mohawk Trail	101 Greystone Blvd.	Parcel 156
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Columbia, South Carolina 29226	F.B. 11D94509
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, BLAKE BRIAN SPICER AND WIFE, KIMBERLEE K. SPICER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY D. JOHNSON AND WIFE, LUANN L. JOHNSON

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. 50 on the Plan of Nawakwa Hills Powwow Addition - Section No. 2, as of record in Plat Book 974, page 10, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Blake Brian Spicer and wife, Kimberlee K. Spicer by deed from William H. Dorris, unmarried of record in Book 7956, page 817, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes; and (2) All matters appearing on the Plan of record in Plat Book 974, page 10, 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 29, 1989, in the original principal sum of $62,902.00, payable to Bailey Mortgage Company in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 7956, page 820, said Register's Office. Said Deed of trust having been assigned to The South Carolina National Bank by instrument of record in Book 8278, page 766, said Register's Office.

03680

IDENTIF. TREFERENCE

APR 22 9 46 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2816 04/22 0101 03CHECK 247.50

unimproved ( )
This is improved (XX) property, known as 1437 Mohawk Trail, Madison, Tennessee 37115

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 17th day of April, 19 92

BLAKE BRIAN SPICER

KIMBERLEE K. SPICER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BLAKE BRIAN SPICER AND WIFE, KIMBERLEE K. SPICER 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 17th day of April, 19 92.

My commission expires 1/23/93 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 _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,957.99

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 19 92.

MY COMMISSION EXPIRES: 1/23/93 (AFFIX SEAL)

Notary Public

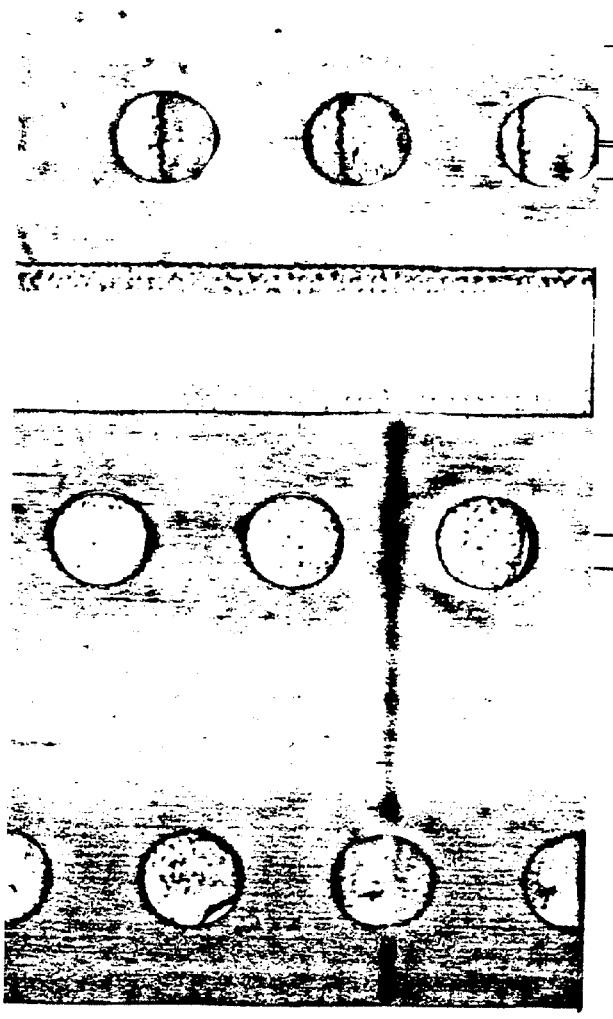
WARRANTY DEED

FROM BLAKE BRIAN SPICER AND WIFE, KIMBERLEE K. SPICER

TO TERRY D. JOHNSON AND WIFE, LUANN L. JOHNSON

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 _____

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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 64957.99
CON TX 240.50
PRFEE 1.00
WDEED 6.00
TOTAL 247.50
CHECK 247.50

04/22/92 01 09:46 0001 2816

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03680

IDENTIF. REFERENCE

APR 22 9 46 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 523637