70748

IDENTIF. & REFERENCE

This instrument prepared by:
Kim A. Brown, Esq.
SHERRARD & ROE
424 Church Street, Suite 2000
Nashville, Tennessee 37219

93 OCT -5 PM 1:17

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9105 PAGE 312

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Dr. and Mrs. James A. Johns 5083 Lakeview Drive Nashville, TN 37220	NationsBanc Mortgage Corporation, P.O.Box 353 Louisville, KY 40201-0353	Map 145-12, Parcel 23

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Terri C. Akers, a single woman, (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto James A. Johns, M. D. and wife, Karla J. Johns, M.D., as tenants by the entireties, (the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as 5083 Lakeview Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, that it has good right to convey the Property, and that Property is unencumbered except to the extent otherwise set forth in Exhibit "B" attached hereto. Grantor further covenants and binds itself, its successors and representatives to warrant and forever defend the title to said Property to the Grantee and to the Grantee's heirs, successors and assigns against the lawful claims of all persons, but not as to the matters described on Exhibit "B" attached hereto and incorporated herein by this reference.

IN TESTIMONY WHEREOF, the Grantor has executed this instrument, on the 5th day of October, 1993.

Terri C. Akers
Terri C. Akers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry, a Notary Public in and for the County and State aforesaid, personally appeared TERRI C. AKERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of October, 1993.

Rita McQuerry
Notary Public

My Commission Expires:
1-25-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This consideration for or value of the property (whichever is greater) is $148,000.00.

James A Johns
AFFIANT

Sworn to and subscribed before me this 5th day of October, 1993.

Rita McQuerry
NOTARY PUBLIC

My Commission Expires:
1-25-97

EXHIBIT A

Description of Land

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Lakeview Manor, of record in Book 2133, pages 39, 40 and 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 310.6 feet on the westerly margin of Lakeview Drive and extends back 375.9 feet on the northerly line and 480.9 feet on the southerly line, with the northerly boundary of the L & N Radnor Lake property to a point, said lot being triangular in shape.

Being the same property conveyed to Ward C. Akers, Jr. and wife, Terri C. Akers, by deed from J. D Penn and wife, Pattie Jo Penn, of record in Book 4438, page 577, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Terri Chalkley Akers, by quitclaim deed from Ward Conrad Akers, Jr. of record in Book 7850, page 148, said Register's Office.

EXHIBIT B

Permitted Title Exceptions

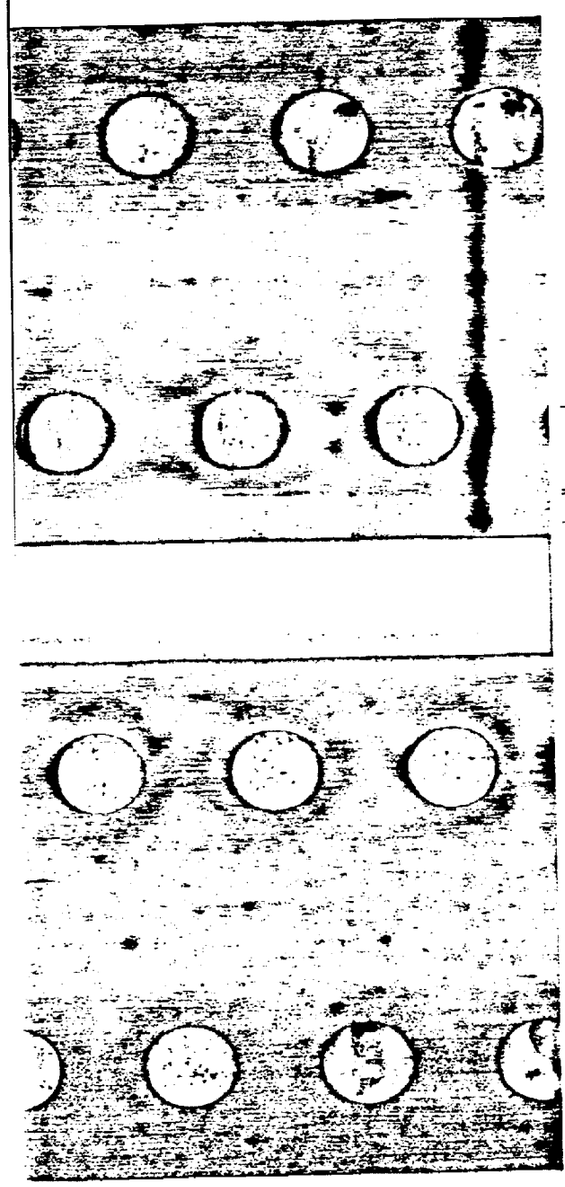
1. Taxes for 1993 and subsequent years.

2. Sanitary sewer and/or storm drainage easement and pumping station of record in Book 8059, page 396, said Register's Office.

3. Subject to all matters shown on the Plan of record in Book 2133, pages 39, 40 and 41, in said Register's Office.

4. Matters shown on Mortgage Loan Inspection prepared by James L. Murphy, Jr. dated September 25, 1993.

8204 10/05 0101 03CHECK 564.60



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

RECEIVED OF _____

FOR _____

BOOK 9105 PAGE 316

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	148000.00
			CON TX	547.60
			PRFEE	1.00
			TDEED	16.00
			ERR	CO
			TDEED	16.00-
			WDEED	16.00
			TOTAL	564.60
			CHECK	564.60
10/05/93	01		13:19 0001	8204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70748
IDENTIF. & REFERENCE

93 OCT -5 PM 1:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 706105