THIS INSTRUMENT PREPARED BY:

LAWRENCE E. RAMSEY
ATTORNEY AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
LER/LTIC 5000

BOOK 9224 PAGE 476

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY-FOUR THOUSAND FIVE HUNDRED AND 00/100 ($24,500.00) DOLLARS, Cash in Hand paid by TENNESSEE CONSTRUCTION COMPANY, a Tennessee corporation, the receipt of all of which is hereby acknowledged, I, HUE NGUYEN JOHNSON, have bargained and sold, and by these presents do transfer and convey unto the said TENNESSEE CONSTRUCTION COMPANY, a Tennessee corporation, its heirs and assigns, a certain tract or parcel of land as follows:

> Lying and being in Davidson County, State of Tennessee, and being Lot No. 15 on the Plan of Old Harpeth Estates, Section One, of record in Plat Book 6900, Page 119, in the Register's Office of Davidson County, Tennessee, and more particularly described as follows:
>
> Said Lot No. 15 fronts 91.41 feet on the Northeasterly margin of Old Harding Lane and extends back 233.65 feet on the Westerly line and 352.95 feet on the Easterly line, which is a broken line to a line on the rear on which it measures 179.41 feet.
>
> Being the same property conveyed to Hue Nguyen Johnson by deed from William E. Crook, d/b/a Regency Properties, dated October 14, 1988, and of record in Book 7679, Page 845, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the restrictions and reservations of record in Book 6927, Page 68, as amended in Book 7112, Page 130; Book 7247, Page 145; Book 7520, Page 675; and Book 7662, Page 533; and subject to all matters as shown by plat of record in Plat Book 6900, Page 119, all in the Register's Office of Davidson County, Tennessee, to which reference is hereby made.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said TENNESSEE CONSTRUCTION COMPANY, a Tennessee corporation, its heirs and assigns, forever. And I do covenant with the said TENNESSEE CONSTRUCTION COMPANY, a Tennessee corporation, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said TENNESSEE CONSTRUCTION COMPANY, a Tennessee corporation, its heirs and assigns, against the lawful claims of all persons whomsoever.

DONALD KEITH JOHNSON, spouse of HUE NGUYEN JOHNSON, joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest he might have in and to the above described property as the spouse of HUE NGUYEN JOHNSON.

PATRICK JOHNSON executes this instrument on behalf of HUE NGUYEN JOHNSON and husband, DONALD KEITH JOHNSON, pursuant to Powers of Attorney dated November 22, 1993, and of record in Book ____, Page ____; and dated January 3, 1994, of record in Book ___, Page ___, in the Register's Office of Davidson County, Tennessee.

WITNESS OUR HANDS, this 13th day of January, 1994.

BOOK 9224 PAGE 477

HUE NGUYEN JOHNSON

BY: Patrick Johnson
PATRICK JOHNSON, Attorney in Fact

DONALD KEITH JOHNSON

BY: Patrick Johnson
PATRICK JOHNSON, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, PATRICK JOHNSON, Attorney in Fact for HUE NGUYEN JOHNSON and husband, DONALD KEITH JOHNSON, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as the free act and deed of the said HUE NGUYEN JOHNSON and husband, DONALD KEITH JOHNSON, for the purposes therein contained.

Witness my hand and official seal at office in said County this 13th day of January, 1994.

Linda Pearson
Notary Public

My Commission Expires: 10/27/95

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $24,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Becky Gaskins
AFFIANT

Sworn to and subscribed to before me this 13th day of January, 1994.

Linda Pearson
NOTARY PUBLIC

My Commission Expires: 10/27/95

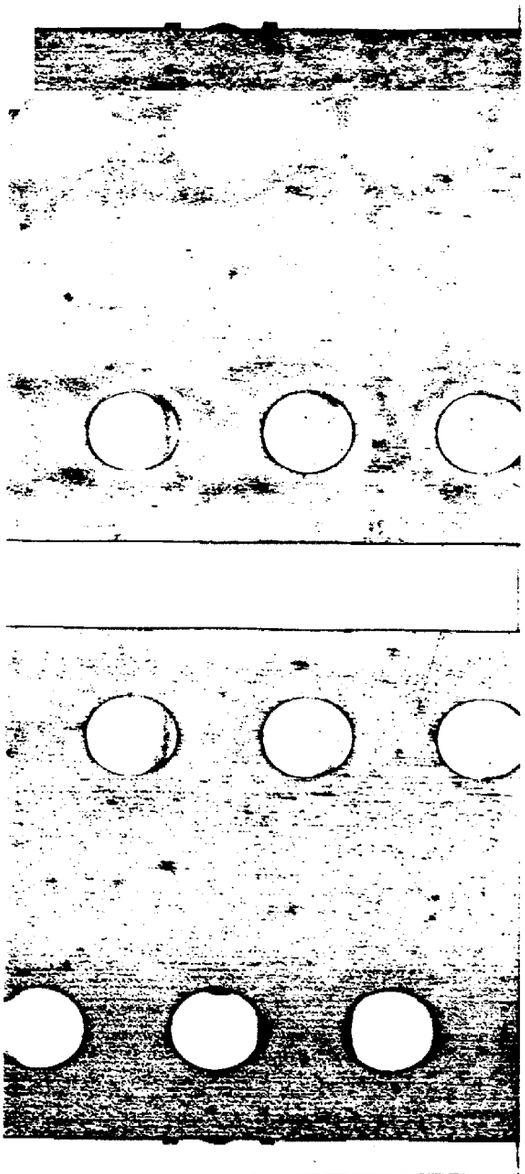
09026
IDENTIF. # REFERENCE
MAIL ENV.
94 JAN 20 AM 8:52
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

****

MAP & PARCEL
168-7-5.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
TENNESSEE CONSTRUCTION COMPANY
c/o Thomas W. Little
303 Woodland Drive
Kingston Springs, Tennessee 37082

118101/2 0101 RECHECK
99-65



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

RECEIVED OF _____

FOR _____

BOOK 9224 PAGE 478

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 24500.00
				CON TX 90.65
				PRFEE 1.00
				WDEED 8.00
				TOTAL 99.65
				CHECK 99.65
01/20/94	01			08:52 0001 1181

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09026 IDENTIF. ↑ REFERENCE

94 JAN 20 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 747148