PREPAKED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 34845)
Dav. Co. File: Box 8

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 198000.00

Affiant

Sworn and subscribed before me this 14th day of March, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Timcor Financial Corporation 11500 W. Olympic Blvd. #425 Los Angeles, CA 90064	SAME	117-05-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mahlon Johnson, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timcor Financial Corporation, a California Corporation,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the southerly 98 feet f Lot No. 4 on the Plan of W. M. Cantrell's Subdivision of record in Book 332, page 85, Register's Office for said County.

SAID part of Lot No. 4 fronts 98 feet on the westerly margin of Stokes Avenue, now known as Lynnwood Road and extends back between parallel lines with the easterly margin of Oaklawn Avenue 221 1/4 feet thereon to the easterly margin of a 15 foot alley.

BEING the same property conveyed to Mahlon D. Johnson, a single person, by deed from Sarah Carney Hooten Benson of record in Book 8470, page 672, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

27784 IDENTIF. & REFERENCE

94 MAR 15 AM 9:31 LIA [illegible] REGISTER DAVIDSON COUNTY, TN.

This is improved property, known as: 715 Lynnbrook Road, Nashville, TN 37215

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of March, 1994.

Mahlon Johnson
Mahlon Johnson

State of Tennessee
County of Davidson

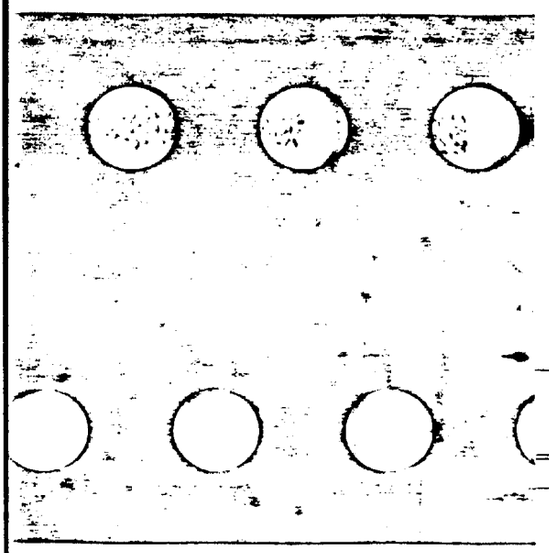
On this 14th day of March, 1994, before me the undersigned authority, personally appeared **Mahlon Johnson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

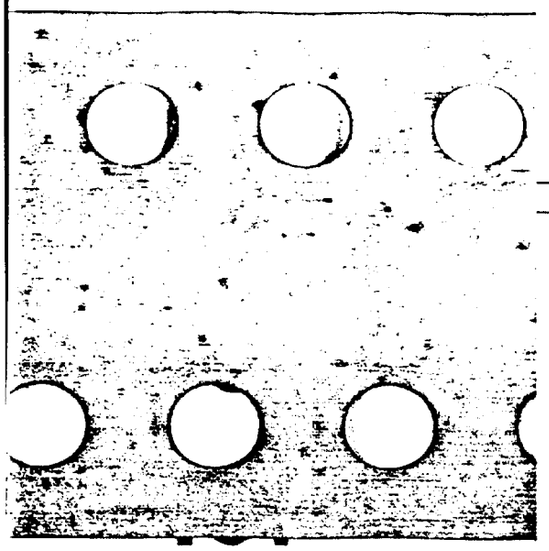
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

My Commission Expires: _____

Notary Public

17271 03/15/94 12:01 03CHECK 741.60





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

RECEIVED OF _____

FOR _____

BOOK 9278 PAGE 772

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	198000.00
			CON TX	732.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	741.60
			CHECK	741.60
03/15/94	01		09:31 0001	1791

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27784 IDENTIF. & REFERENCE

94 MAR 15 AM 9:32

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 767164