PREPARED 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: 34630)
~~Dav. Co. File: Box 8~~

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 82000.00

Affiant

Sworn and subscribed before me this 26th day of April, 1994.

Notary Public

My Comm. Expires: 7-26-97

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Ralph H. Gurganus, Jr. Shelli Beaver Gurganus 3401 Pleasant Valley Road Nashville, TN 37204	National Mortgage Company 4041 Knight Arnold Road Memphis, Tennessee 38118	118-10-113

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 **Linda Heflin Johnston and spouse, John Henry Johnston,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Ralph H. Gurganus, Jr. and spouse, Shelli Beaver Gurganus,** 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 Lot No. 54 on the Map of Pleasant Valley, as of record in Book 1424, page 63, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Pleasant Valley Road at the corner of Lots Nos. 53 and 54; thence with the line between said lots, westerly 145.1 feet to a point; thence northerly 108.5 feet to the south margin of Greenvale Drive; thence with the margin of the same easterly 85.3 feet to the beginning of a curve; thence around said curve southeasterly 95.06 feet to the westerly margin of Pleasant Valley Road; thence with the margin of the same southerly 10 feet to the beginning.

BEING the same premises conveyed to Linda Heflin, unmarried, by deed from Larry Edward Grimes and wife, Mary Kathleen Jordan Grimes of record in Book 6856, page 572, said Register's Office. The said Linda Heflin, now being Linda Heflin Johnston.

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

This instrument is executed on behalf of John Henry Johnston by Regina Smith as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

8739 04/27 0101 03CHECK 312.40

This is improved property, known as: 3401 Pleasant Valley Road, Nashville, TN 37204

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 26th day of April, 1994.

Linda Heflin Johnston

John Henry Johnston, By: Regina Smith, Atty-In-Fact

State of Tennessee
County of Davidson

On this 26th day of April, 1994, before me the undersigned authority, personally appeared Linda Heflin Johnston, 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.

Notary Public

My Commission Expires: 7-27-96

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 **Regina Smith**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **John Henry Johnston**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of April, 1994.

Notary Public

My Commission Expires: 7-26-97

EXHIBIT "A"
To
WARRANTY DEED

FROM: Linda Heflin Johnston

TO: Ralph H. Gurganus, Jr. and Shelli Beaver Gurganus

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Regina Smith, Affiant

Sworn to and subscribed before me this

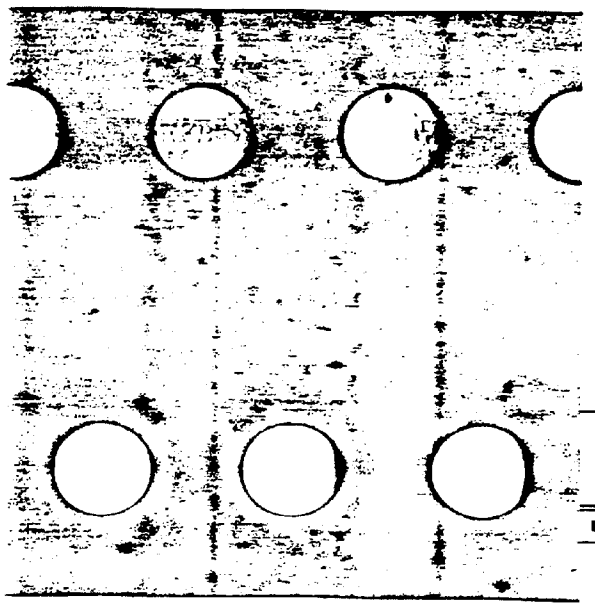
26th day of April, 1994.

Notary Public

My Commission Expires: 7-26-97

43376
IDENTIF. & REFERENCE

94 APR 27 PM 2:02
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

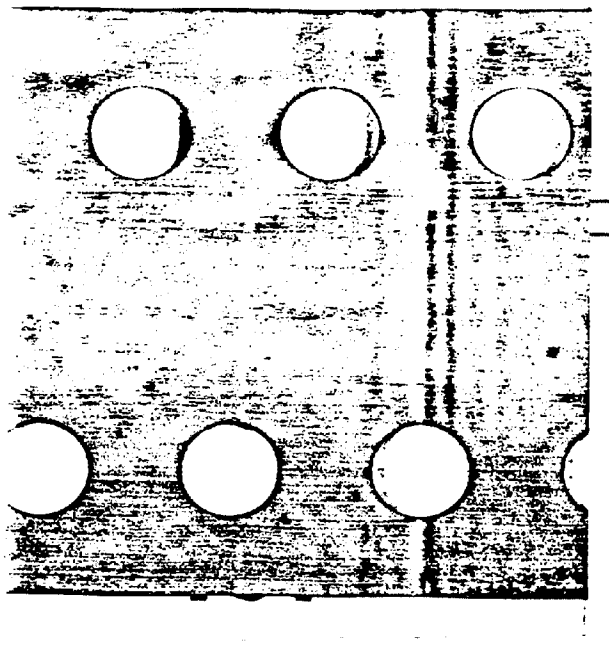
FOR _____

BOOK 9324 PAGE 663

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	82000.00
			CON TX	303.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	312.40
			CHECK	312.40

04/27/94 01 14:03 0001 8739



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43376
IDENTIF. & REFERENCE

94 APR 27 PM 2:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 783863