Dec 22

WARRANTY DEED

BOOK 9364 PAGE 986

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 213,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF May 19 94

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 Charlotte Avenue, Suite 200, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
CHARLES E. ESTES	NATIONSBANC MORTGAGE CORPORATION	177-C-10
(NAME)	(NAME)	
9667 HIGHWAY 96	P. O. BOX 35140	09D-82064
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	LOUISVILLE, KY 40232	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, DONALD W. JOHNSON AND WIFE, KAY B. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES E. ESTES AND WIFE, JANET D. ESTES

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 6, on the Plan of Fox Hollow Farms, of record as Exhibit A in Book 8960, page 252, amended as Exhibit A in Book 9048, page 590, said Register's Office, to which reference is hereby made for a more complete and accurate legal description. ***

BEING the same property conveyed to Donald W. Johnson, by deed from Highway 96 Partners, Ltd., a Tennessee limited partnership, of record in Book 9048, page 593, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Fox Hollow Farms, as said areas are set forth and defined in Restrictions and By-Laws of record in Book 8353, page 806; Book 8960, page 252; and Book 9048, page 590; and Charter of record in Book 8960, page 251; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Kay B. Johnson, wife of Donald W. Johnson, joins in to convey any interest she may have by her marital status in subject property.

SOURCE OF DESCRIPTION: Survey dated May 20, 1994, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

1004 06/02 0101 03CHECK 797.28

*** CONTINUED

unimproved ( )
This is improved (X) property, known as 9667 HIGHWAY 96, NASHVILLE, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 27th day of May 19 94

DONALD W. JOHNSON

KAY B. JOHNSON
BY: DONALD W. JOHNSON, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9364 PAGE 987

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONALD W. JOHNSON

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 1994.

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

*** CONTINUATION

There is conveyed herewith a non-exclusive easement across a portion of Lot No. 5 of Fox Hollow Farms for installation of maintenance of a portion of the septic tank overflow field as described in Deed Book 9048, page 593, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

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 Donald W. Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Kay B. Johnson, as her Attorney-in-Fact, as the free act and deed of the within named Kay B. Johnson.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of May, 1994.

My Commission Expires: 07/26/97

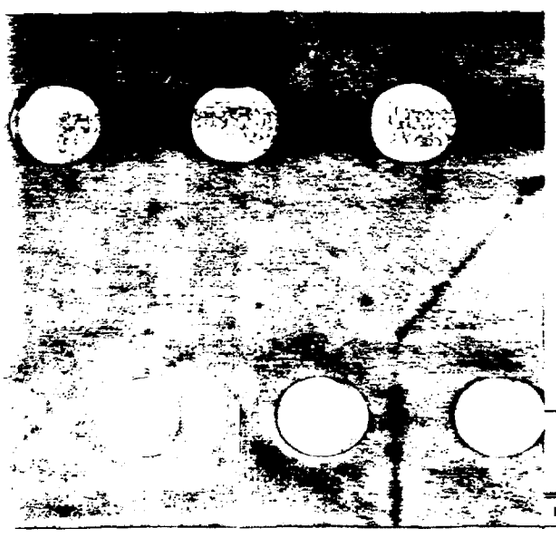
NOTARY PUBLIC I. DYKE TATUM

56531

IDENTIFY BY REFERENCE

94 JUN -2 AM 10:58

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

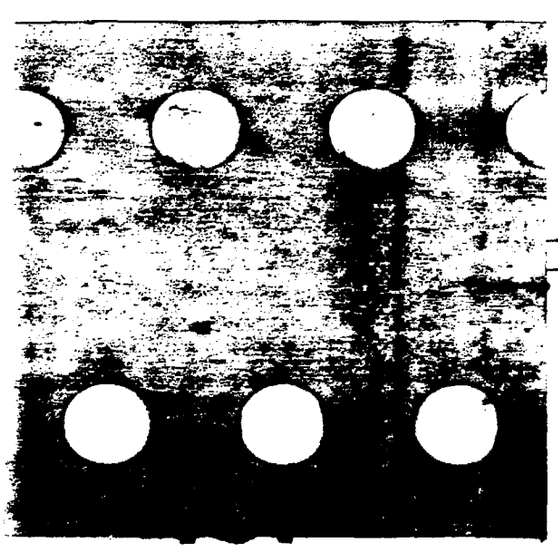
RECEIVED OF _____

FOR _____

BOOK 9364 PAGE 988

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 213050.00
CON TX 788.28
PRFEE 1.00
WDEED 8.00
TOTAL 797.28
CHECK 797.28

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/02/94 01 10:59 0001 1004

56531
IDENTIF. & REFERENCE

94 JUN -2 AM 10:58

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

No. 797983