BOOK 9416 PAGE 990

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 1960676
Nashville, Tennessee 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Charles L. Johnston II 9222 Mountain Shadows Dr Chattaanooga, TN 37421	Same	Map 96-1 Parcel 120

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00 .

Mark L. Johnston
Affiant

SWORN TO AND SUBSCRIBED before me this the 30th day of June, 1994.

Notary Public

My Commission Expires:

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, MARK L. JOHNSTON, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto CHARLES L. JOHNSTON II, hereinafter referred to as Grantee, his heirs, successors and assigns, his one-half interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 3rd Civil District of said County, being part of Lot No. 76 in Bransford Realty Company's Subdivision of the south part of the Sam P. Sweeney Farm, called "Bluefields", as of record in Book 843, page 34, Register's Office for said County, described as follows:

BEGINNING at a point in the north margin of Spring Valley Road 100 feet west of the southeast corner of said lot, as measured along the north boundary line of said road; thence, in a northerly direction in a straight line 236 feet, more or less, to a point in the rear boundary line of said Lot No. 76, which point is 90 feet west of the northeast corner of said lot as measured along the rear boundary line of same; thence, in a westerly direction along said rear boundary line 90 feet; thence, southerly and in a straight line 237 feet, more or less, to a point in the north boundary line of said Spring Valley Road, which point is 60 feet east of the southwest corner of said lot as measured along the north boundary line of said Spring Valley Road; thence, easterly along said north boundary line of said road, 100 feet to the point of beginning.

BEING the same property as conveyed to Wayne L. LeRoy, Trustee, by deed from Mark L. Johnston, Executor of the

Lorraine B. Johnston Estate and from Wayne L. LeRoy, Trustee to Charles L. Johnston II and Mark L. Johnston, each a one-half interest by deed and all of record in Book 9290, page 111, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in an instrument of record in Book 737, page 258 and restrictive covenants contained in deed of record in Book 1118, page 606, said Register's Office; to such other limitations, restrictions, and encumbrances as may affect the premises; and to taxes for the year 1994, a lien but not yet due and payable.

This is improved property known as: 161 Spring Valley Road, Nashville, Davidson County, Tennessee.

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, his heirs, successors and assigns forever, and the said Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1993 which the Grantee herein assumes and agrees to pay.

AND the said Grantor further covenants and binds himself, and his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of June 1994.

Mark L. Johnston

MARK L. JOHNSTON

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 MARK L. JOHNSTON, 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, on this the 30th day of June 1994.

94 JUL 25 PM 3:

FELIX ... REGIS
DAVIDSON COUNTY, TN

74569
IDENTIF. ↑ REFERENCE

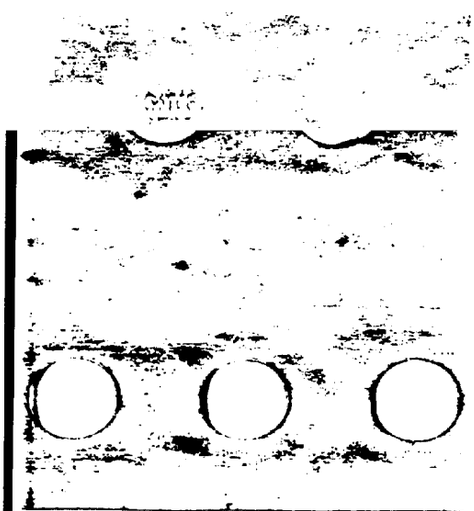
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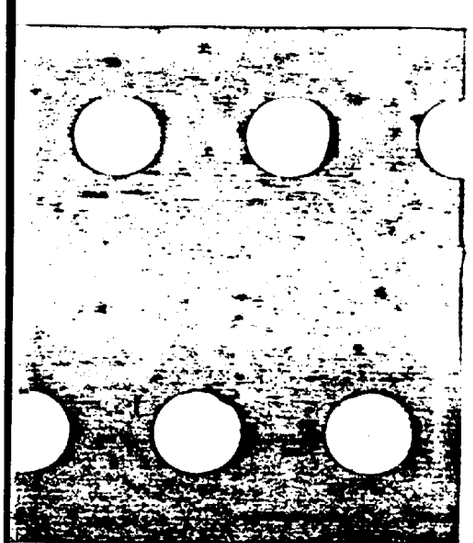
Notary Public

My Commission Expires:_____

0887 07/25 0101 03CHECK 194.00

C:\HMB\REAL\JOHNSTON.QD\863-1025





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

RECEIVED OF _____

FOR _____

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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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 194.00
				CHECK 194.00
			07/25/94 01	15:11 0001 0687

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74569
IDENTIF. ↑ REFERENCE

94 JUL 25 PM 3:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 817253