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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 19 94

Notary Public

MY COMMISSION EXPIRES: 11-23-97

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
T. LARRY EDMONDSON, ATTORNEY, SECOND FLOOR 808 BROADWAY, NASHVILLE, TN 37025
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
J. Fred Callum et ux (NAME)	Same (NAME)	097-08-073
1509 Mt Vernon Ct (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Mt Juliet TN 37122 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Robert B. Johnson and David L. Johnson, d/b/a Johnson Property Management

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Fred Callum and wife, Donna Callum

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:

Being Lot No. 252 on the Plan of Lake Park, Section Eleven-B as of record in Book 5200, Page 432, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Robert B. Johnson and David L. Johnson, both unmarried, d/b/a Johnson Property Management, by Deed from Lake Cove Associates, a Tennessee Limited Partnership of record in Book 7880, Page 809, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors.

This conveyance is subject to any and all restrictive covenants and easements of record in the Register's Office for Davidson County, Tennessee.

79988
IDENTIF. ↑ REFERENCE

94 AUG 10 AM 11:02
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6576 08/10 0101 03CHECK 297.60

This is improved (X) unimproved property, known as 117 Glen Cove Trail Hermitage, TN 37076
(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 our hand s this 5th day of August, 19 94

ROBERT B. JOHNSON AND DAVID L. JOHNSON D/B/A JOHNSON PROPERTY MANAGEMENT

BY: ROBERT B. JOHNSON

BY: DAVID L. JOHNSON

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STATE OF TENNESSEE }
Davidson County }

Personally appeared befcre me, the undersigned, a Notary Public in and for said County and State, the within named Robert B. Johnson and David L. Johnson d/b/a Johnson Property Management

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of August, 19 94.

Commission Expires 11-22-97

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

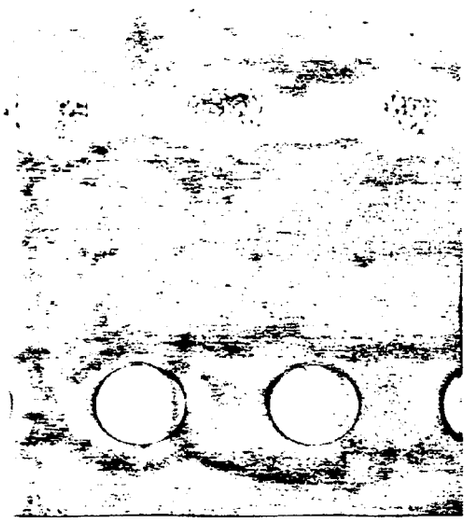
FROM

ROBERT B. JOHNSON AND DAVID L. JOHNSON D/B/A JOHNSON PROPERTY MANAGEMENT

TO

J. FRED CALLUM AND WIFE, DONNA CALLUM

ATTORNEYS TITLE
A Minnesota Title Company
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

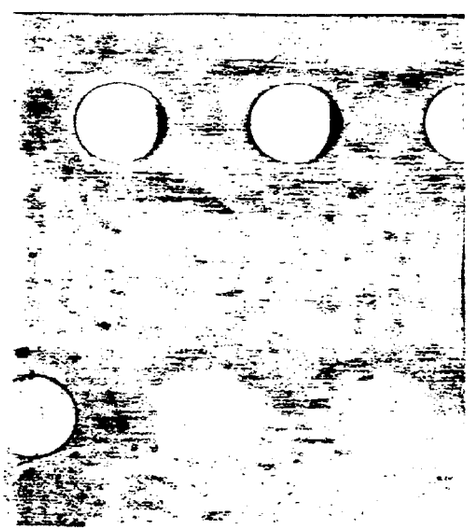
RECEIVED OF _____

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 8.00
TOTAL 297.60
CHECK 297.60

08/10/94 01 11:02 0001 6596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79988
IDENTIF. ✦ REFERENCE

94 AUG 10 AM 11:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 823075