STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,665.44

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 19 94

Notary Public

MY COMMISSION EXPIRES: May 16, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jack Case Wilson, Attorney, 7100 Executive Center Dr., #150, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Carpenter	BancBoston Mortgage Corporation	149-05-0 090.00
(NAME)	(NAME)	
4905 Barclay Square Drive	P.O. Box 45298	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Jacksonville, Florida 32232-5298	
(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, Walter R. Johnson and wife, Rita T. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Carpenter and wife, Brenda Carpenter

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 110, on the Plan of Terragon Trails, Section One of record in Plat Book 4860, Page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Walter R. Johnson and wife, Rita T. Johnson by deed of record in Book 7820, Page 86, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 4964, Page 406 and Book 5066, Page 836, said Register's Office.

The plan of record in Book 4860, Page 61, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, 30 foot minimum building setback line from Barclay Square Drive, a 10 foot easement for public utility and drainage along the Southwesterly rear line(s), and a 5 foot easement for public utility and drainage along the Southeasterly rear line(s) of said lot and a 2.5 x 25 foot utility anchor easement located on the Northwesterly corner of said lot.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to BancBoston Mortgage Corporation or record in Book 5991, Page 692,m said Register's Office with a present unpaid balance of approximately 41,665.44, which the Grantees herein assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

unimproved ( )
This is improved (X) property, known as 4905 Barclay Square Drive, Antioch, Tennessee 37013
(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 15th day of November, 19 94

Walter R. Johnson

Walter R. Johnson

Rita T. Johnson

Rita T. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter R. Johnson and wife, Rita T. Johnson

the bargainor s, 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 Brentwood, Tennessee, this 15th day of November, 19 94.

Commission expires May 16, 1998

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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

IDENTIFICATION REFERENCE

10897

94 NOV 22 AM 9:34

REGISTER
DAVIDSON COUNTY, TN.

9526 397

WARRANTY DEED

FROM

Walter R. Johnson and wife, Rita T. Johnson

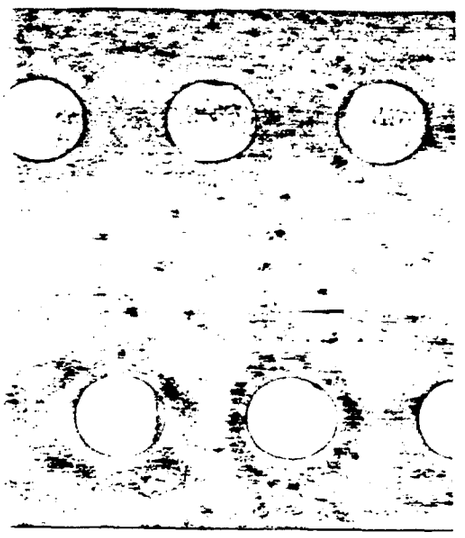
TO

Michael A. Carpenter and wife, Brenda Carpenter

RETURN TO:

Jack Case Wilson, Attorney
7100 Executive Center Dr., #150
Brentwood, TN 37027

0153 11/22 0101 03CHECK 207.99



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9526 PG 398

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	52665.44
CON TX	194.99
PRFEE	1.00
MDEED	12.00
TOTAL	207.99
CHECK	207.99

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/22/94 01 09:34 0001 6153

10897

IDENTIF. & REFERENCE

94 NOV 22 AM 9:34

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

No. 856206