BOOK 9563 PG 644

Box 59-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,202.57

Barbara M. Woodke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Barbara M. Woodke (NAME)	Lincoln Service Mortgage (NAME)	MAP 161 TO A
5032 English Village Drive (ADDRESS)	P.O. Box 989 (ADDRESS)	PARCEL 104
Nashville, Tennessee (CITY) (STATE) (ZIP)	Owensboro, KY 42302-0989 (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, James W. Johnson and wife, Nettie H. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara M. Woodke and husband, Michael H. Woodke

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. 184 on the Plan of Villages of Brentwood, Phase Two of record in Plat Book 6250, Page 169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James W. Johnson and wife, Nettie H. Johnson by deed from Max C. Dull and wife, Anne H. Coffin of record in Book 9026, Page 673, Register's Office for said County.

This Conveyance is subject to Restrictive Covenants of record in Book 6143, Page 11, and in Book 6398, Page 495, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

For and in consideration of $10,000.00 the receipt of which is hereby acknowledged and as a further consideration the Grantees hereby assume and agree to pay, according to its terms and tenor, the balance due on the Mortgage in favor of Atlantic Coast Mortgage Company, now transferred to Lincoln Service Mortgage Corporation, dated December 19, 1985, and in record in Book 6744, Page 807, in the Register's Office of Davidson County, Tennessee, the original amount of which was $77,450.00. The Grantees, as a further consideration, assume the obligations of James W. Johnson and wife, Nattie H. Johnson under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

CONTINUED

is unimproved ( ) is improved (X) property, known as 5032 English Village Drive, Nashville, Tennessee
(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 30th day of December 19 94

James W. Johnson

Nettie H. Johnson

BOOK 9563 PG 645

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 James W. Johnson and wife, Nettie H. 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 Nashville, Tennessee, this 30th day of December, 19 94.

Commission expires January 24, 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

LEGAL DESCRIPTION CONTINUATION

This liability to the Department of Veterans Administration is under the authority of Chapter 37, Title 38 of the United States Code, and supercedes any State or local law barring or limiting deficiencies following foreclosure of real property.

The escrow accounts in connection with said loan are hereby transferred to said Grantees.

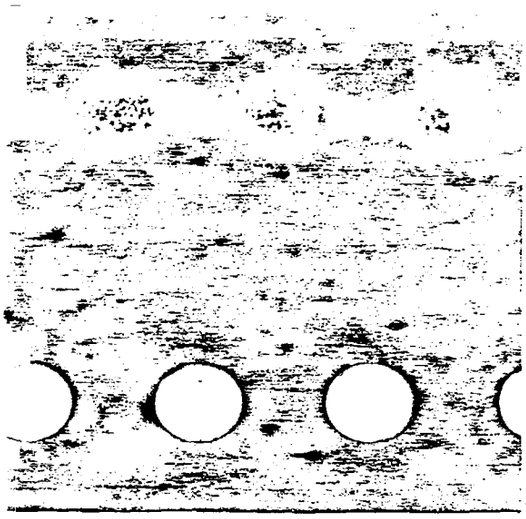
IDENTIF. ↑ REFERENCE

95 JAN -4 PM 2:38

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

9126 01/04 0101 03CHECK

339.04



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

RECEIVED OF _____

FOR _____

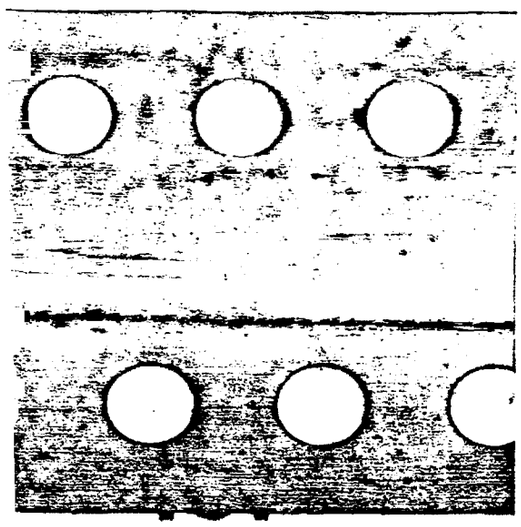
BOOK 9563 PG 646

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 89202.57
CON TX 330.04
PRFEE 1.00
WDEED 8.00
TOTAL 339.04
CHECK 339.04

01/04/95 01 14:38 0001 9126



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22764
IDENTIF. ↑ REFERENCE

95 JAN -4 PM 2:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 868999