BOOK 9600 PG 386

36060

IDENTIFICATION REFERENCE

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map and Parcel 135-14A-66

95 FEB 22 [illegible]

[illegible] DAVIDSON COUNTY, TN.

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Clarence Johnson	Same	
148 5th Ave North		
Franklin, TN 37064		

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, PATRICK JAY CARPENTIER and KIMBERLY CAROL CARPENTIER, husband and wife, have bargained and sold and by these presents do transfer and convey unto CLARENCE JOHNSON and DONNIE BLEDSOE, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Pinnacle Point Subdivision, Phase III, as of record in Book 6900, pages 391, 392, and 393, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patrick Jay Carpentier and wife, Kimberly Carol Carpentier by deed of record in Book 8835, page 467, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1995 Davidson County property taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Pinnacle Point Subdivision, Phase II, of record in Book 6900, pages 391-393, Register's Office of Davidson County, Tennessee.

3. Restrictive covenants of record in Book 6405, page 169, Register's Office of Davidson County, Tennessee.

4. Master Deed, covenants, conditions and restrictions of record in Book 7032, page 730, Register's Office of Davidson County, Tennessee. See Certificate of Correction of Acknowledgement and Oath of record in Book 7065, page 959, said Register's Office. Said restrictions amended by instrument of record in Book 7067, page 739, said Register's Office.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 17th day of February, 1995.

PATRICK JAY CARPENTIER

KIMBERLY CAROL CARPENTIER

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 PATRICK JAY CARPENTIER and KIMBERLY CAROL CARPENTIER, husband and wife, 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 seal, at office, on this 17th day of February, 1995.

My Commission Expires:
01-18-1997

Stephanie A. Glenn
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $95,000.00.

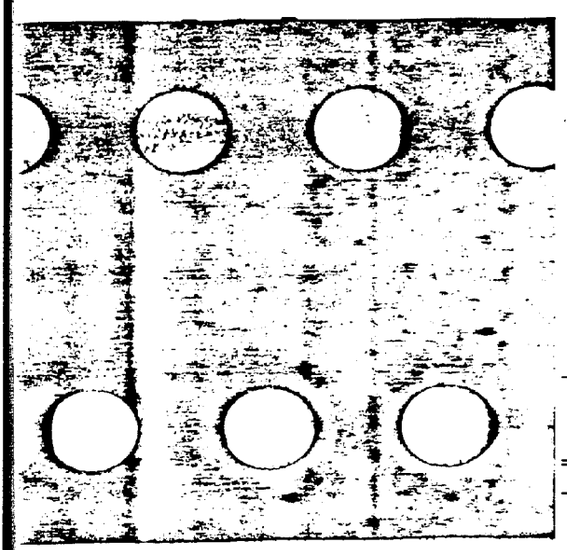
Clarence Johnson
Affiant

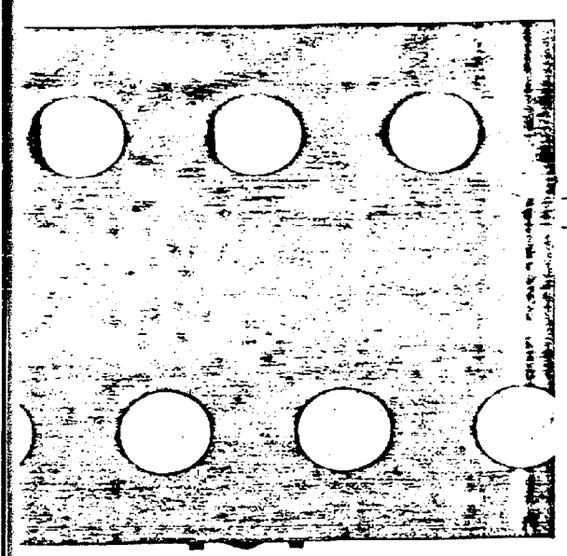
Sworn to and subscribed before me on this the 17th day of February, 1995.

My Commission Expires:
01-18-1997

Stephanie A. Glenn
Notary Public

3779 02/22 0101 03CHECK 360-50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9600 PG 388

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

02/22/95 01 10:02 0001 3779

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36060
IDENTIF. & REFERENCE

95 FEB 22 AM 10: 03

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 883472