BOOK 9604 PG 561

FILE BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF February 19 95

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. McGinley	NationsBanc Mortgage Corporation	MAP 84-11
(NAME)	(NAME)	
2302 Denneywood Drive	P. O. Box 105076	PARCEL 38
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Atlanta, GA 30348-5076	
(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, A. H. Johnson Co., L.L.C.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. McGinley and wife, Colleen D. McGinley

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. 106 on the Map of Maplecrest Subdivision, as of record in Book 1835, Pages 27-28, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the northwest margin of Denneywood Drive, at the common corner of Lots Nos. 105 and 106 of said subdivision; said point being 71.48 feet northeasterly from a concrete monument at the intersection of Denneywood Drive and Aubrey Court; thence northwesterly 170 feet to a concrete monument, said monument being the common corner of Lots Nos. 105 and 106; thence continuing northerly 74.4 feet with the common line between Lots Nos. 104 and 106 to a point on the rear line of said subdivision; thence easterly with the rear line of said subdivision 60 feet to a point, said point being the common corner of Lots Nos. 106 and 107 of said subdivision; thence southerly with the line between Lots Nos. 106 and 107, 202 feet to a point on the northwest margin of Denneywood Drive; thence southwesterly with said margin of Denneywood Drive, 60 feet to the point of beginning.

BEING the same property conveyed to A. H. Johnson Co., L.P. (now A. H. Johnson Co., L.L.C.) by deed from Wm. Harry Johnson, Individually and as Executor of the Estate of Malvin Johnson, Alan Johnson, and Wm. Harry Johnson and Alan Johnson, Co-Trustees for Belinda Belle Johnson and Mark Johnson under the will of Malvin Johnson, of record in Book 8065, Page 835, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2302 Denneywood Drive, Nashville, TN 37214
(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 my hand this 24th day of February 19 95

A. H. Johnson Co., L.L.C.
By: Gayle Alan Johnson, Partner
Gayle Alan Johnson, Partner

STATE OF TENNESSEE
COUNTY OF

BOOK 9604 PG 562

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Gayle Alan Johnson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Partner and _____ respectively of the A. H. Johnson Co., L.L.C. the within named bargainor, and corporation, and that he as such Partner 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 Gayle Alan Johnson as such Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 24th day of February 19 95 .

My commission expires May 24, 1997

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

95 FEB 27 PM 1:17

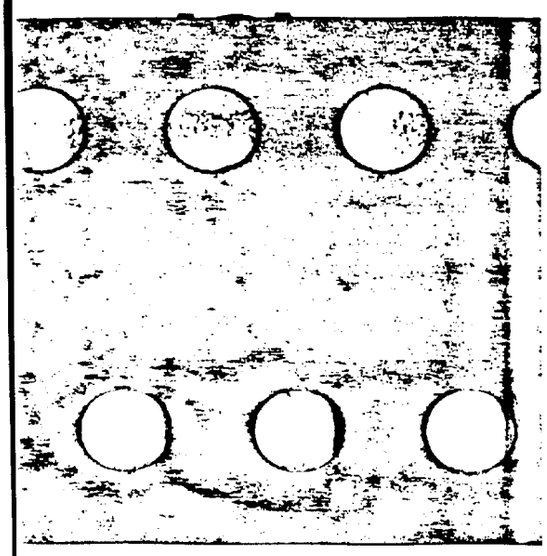
REGISTER
DAVIDSON COUNTY, TN.

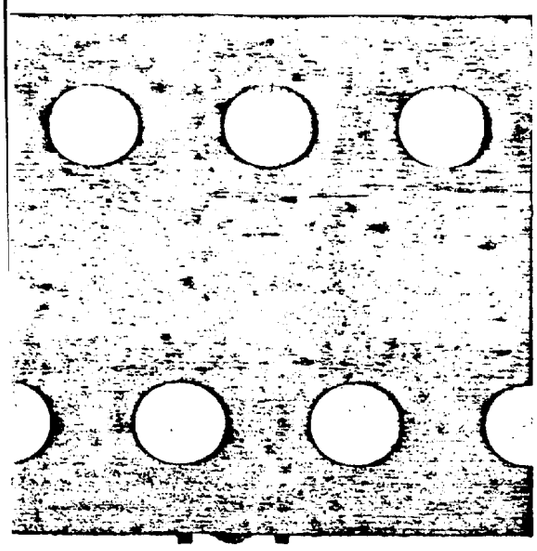
IDENTIFICATION REFERENCE

37363

5247 02/27 0101 03CHECK

266.15





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

RECEIVED OF _____

FOR _____

BOOK 9604 PG 563

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 69500.00
CON TX 257.15
PRFEE 1.00
WDEED 8.00
TOTAL 266.15
CHECK 266.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/95 01 13:48 0001 5247

37363
IDENTIF. & REFERENCE

95 FEB 27 PM 1:47
REGISTER
DAVIDSON COUNTY, TN.

No. 884919