BOOK 9646 PG 481

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 108,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Subscribed and sworn to before me, this 14th day of April 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOSEPH JOHNSON 211 Cloverdale Court Nashville, Tennessee 37214	CHASE MANHATTAN MORTGAGE P.O. Box 4025 Monroe, Louisiana 71211-4025	MAP 95-7 PARCEL 129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHT THOUSAND AND NO/100---------- ($ 108,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, JAMES COLUMBUS HAYNES, JR., MARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JOSEPH JOHNSON AND WIFE, ELAINE JOHNSON hereinafter called the Grantee s, 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. 10 on the Plan of Merry Oaks Subdivision, Section 4, of record in Book 2330, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James C. Haynes, Jr. and wife, Karen L. Haynes, by deed from Alford Foster, Jr. and wife, Barbara P. Foster, of record in Book 7245, page 634, Register's Office for Davidson County, Tennessee; the said Karen L. Haynes, being one and the same person as Karen Lester Haynes, having conveyed her interest in subject property to James Columbus Haynes, Jr., by Quitclaim Deed of record in Book 8641, page 898, said Register's Office.

NANCY S. HAYNES, spouse of James Columbus Haynes, Jr., joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid principal balance of a note secured by a first mortgage Deed of Trust in favor of BarclaysAmerican Mortgage Corporation in the original principal amount of

CONTINUED

This is improved property known as 211 Cloverdale Court, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR covenant s with the said GRANTEE s that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Merry Oaks Subdivision Section 4 of record in Book 2330, page 128, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 14th day of April, 19 95.

James Columbus Haynes Jr.
JAMES COLUMBUS HAYNES, JR.

Nancy S. Haynes
NANCY S. HAYNES

Joseph Johnson
JOSEPH JOHNSON

Elaine Johnson
ELAINE JOHNSON

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 COLUMBUS HAYNES, JR., NANCY S. HAYNES, JOSEPH JOHNSON and ELAINE 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 this 14th day of April, 1995.

Mitchell A Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

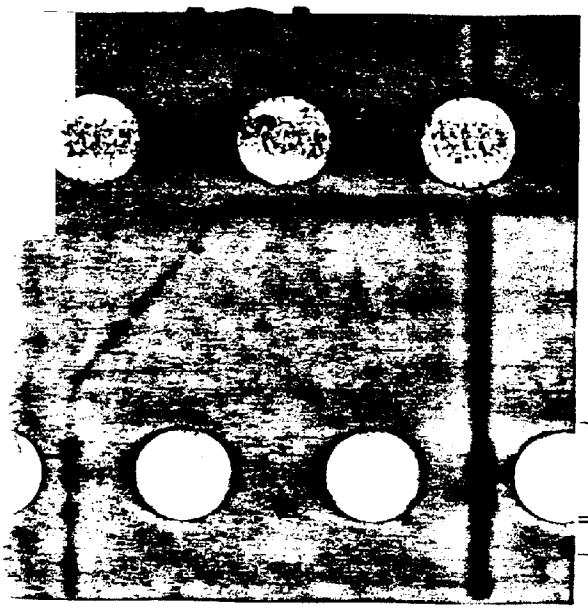
LEGAL DESCRIPTION CONTINUATION

$89,994.00 of record in Book 7245, page 637, as re-recorded in Book 7272, page 398 and Book 7293, page 215, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

51854
IDENTIF. ↑ REFERENCE

95 APR 17 PM 1:00
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1172 04/17 0101 03CHECK 412.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

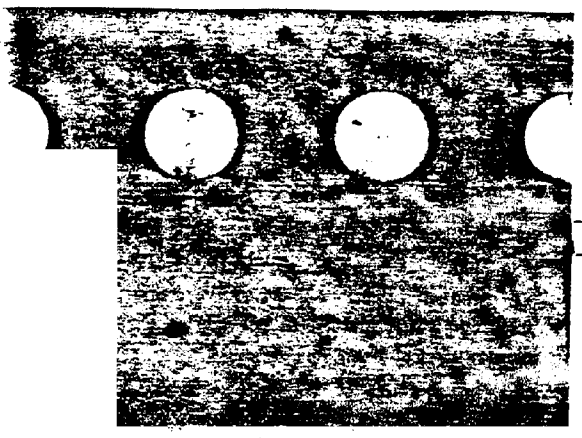
RECEIVED OF _____

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
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT
108000.00
CON TX 399.60
PRFEE 1.00
WDEED 12.00
TOTAL 412.60
CHECK 412.60

04/17/95 01 12:59 0001 1172

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51854
IDENTIF. ← REFERENCE

95 APR 17 PM 1:00

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

No. 900651