BOOK 9684 PG 410

WARRANTY DEED

Address New Owners As Follows:
Nina I. Ground
1437 Mohawk Trail
Madison, TN 37115

SEND TAX BILLS TO:
Wachovia Mortgage Co.
301 N. Main Street
P. O. Box 3174
Winston-Salem, NC 27102

Map-Parcel
63-2
156
11D94509

THIS INSTRUMENT PREPARED BY:
JAMES E. KIRBY, ATTORNEY
5455 Mt. View Road
Antioch, TN 37013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $ 76,418.53 .

Nina I. Ground
Affiant

Subscribed and sworn to before me, this the 25TH day of May, 1995.

Notary Public

My Commission Expires:
Jan 20-1999

95 MAY 30 PM 3:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0065049
IDENTIF. ↑ REFERENCE

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged we, Terry D. Johnson and wife, Luann L. Johnson, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto Nina I. Ground (a single person) hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 50 on the plan of Nawakwa Hills Powwow Addition - Section No. 2, as of record in Plat Book 974, Page 10, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Terry D. Johnson and wife, Luann L. Johnson by deed from Blake Brian Spicer and wife, Kimberlee K. Spicer being of record in Book 8607, Page 141, Register's Office Davidson County, Tennessee.

THIS conveyance is subject to all matters appearing on the Plan of record in Plat Book 974, Page 10, Register's Office for said County.

THIS conveyance is subject to any and all existing easement of record.

THIS conveyance is made subject to a Deed of Trust being of record in Book 7956, Page 820, Register's Office for Davidson County, Tennessee and the Grantee assumes responsibility for the balance of the indebtedness secured by the said Deed of Trust as part of the purchase price paid hereon.

This is improved property, being located on 1437 Mohawk Trail, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereto belonging to the said Terry D. Johnson and wife, Luann L. Johnson as tenants by the entirety, their successors, heirs and assigns in fee simple forever. We covenant with the said Nina I. Ground that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as stated herein. We further covenant and bind ourself, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, and restrictions as are of record.

IN WITNESS WHEREOF we have hereunto set our hand on this the 25 day of May, 1995.

Terry D. Johnson

Luann L. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOYCE S. KAHN, a Notary Public in and for said County and State, the within named, Terry D. Johnson and Luann L. Johnson, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

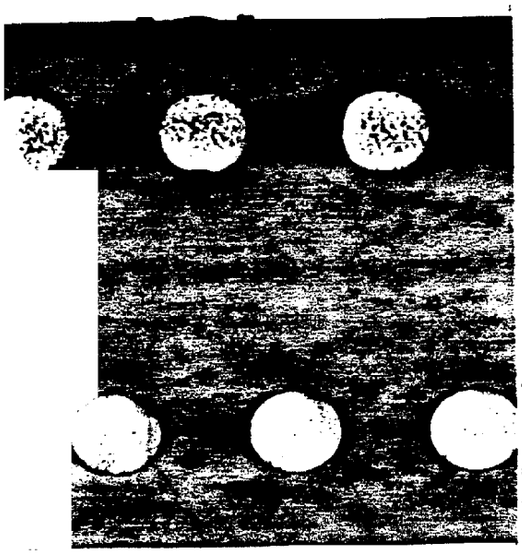
WITNESS my hand and official seal at Nashville, Tennessee, this 25TH day of May, 1995.

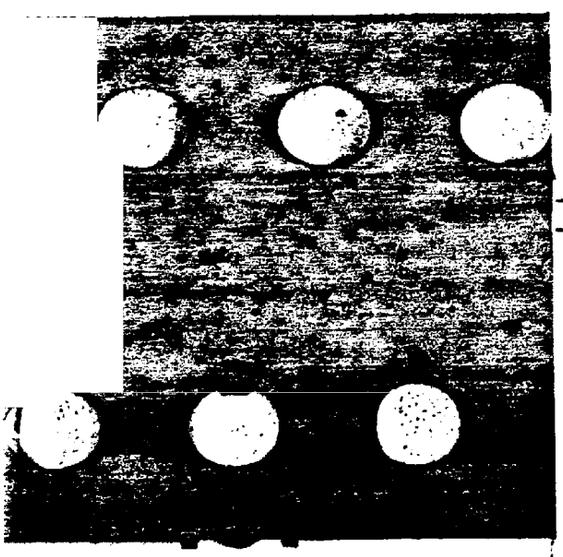
JOYCE S. KAHN NOTARY PUBLIC STATE OF TENNESSEE LAPSE

Notary Public

My Commission Expires: Jan 20 1999

97 05/30 0101 03CHECK 291.75





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

RECEIVED OF _____

FOR _____

BOOK 9684 PG 412

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	76418.53
			CON TX	5282.75
			ERR	CO
			CON TX	5282.75-
			CON TX	282.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	291.75
			CHECK	291.75

95/30/95 01 15:24 0001 5737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065049
IDENTIF. ↑ REFERENCE

95 MAY 30 PM 3:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.915062