BOOK 9723 PG 51

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 55,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES: 6-9-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike /Second Floor, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HANS C. JOHNSON (NAME)	MID-STATE FINANCIAL SERVICES INC (NAME)	MAP 43-06
505 Anderson Lane (ADDRESS)	2021 RICHARD JONES ROAD #200 (ADDRESS)	PARCEL 2
Madison, TN 37115 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37215 (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, KENNETH LEE MILLER, EXECUTOR OF THE ESTATE OF LILLIE MAE MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HANS C. JOHNSON, UNMARRIED

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:

Land in Davidson County, Tennessee, being part of Lot No. 30 on the Dixie Pure Food Company's Subdivision, of record in Book 161, page 113, said Register's Office, being Lot No. 2 on the unrecorded plan of the Subdivision of said part of Lot No. 30 of said Dixie Pure Food Subdivision, described according to a survey made by W. W. Turner Company, Engineers, November 29, 1949, as follows:

Beginning at an iron pin on the northerly margin of Anderson Lane, 113 feet easterly from the northeast corner of said Anderson Lane and Pierce Avenue, said point being also the southeast corner of Lot No. 1 on said unrecorded plan; thence with the line between said Lots Nos. 1 and 2, North 1° 11' East 244.7 feet to an iron pin; thence South 87° 30' East 112 feet to an iron pin; thence South 1° 11' West 241.4 feet to an iron pin on the northerly margin of said Anderson Lane; thence with the northerly margin of said Anderson Lane, South 89° 52' West 112 feet to the beginning.

Being the same property conveyed to James K. Miller and wife, Lillie Mae Miller by deed from Sammie C. Johnson, Unmarried, of record in Book 2809, page 179, Register's Office of Davidson County, Tennessee. The said James K. Miller having quitclaimed his interest in the property to Lillie Mae Miller of record in Book 5987, page 385, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

8311 07/06 0101 03CHECK 218.05

unimproved ( )
This is improved (X) property, known as 505 Anderson Lane, Madison, TN 37115
(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 26th day of June, 19 95

ESTATE OF LILLIE MAE MILLER
By:
KENNETH LEE MILLER, EXECUTOR

Executor

BOOK 9723 PG 52

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KENNETH LEE MILLER, EXECUTOR OF THE ESTATE OF LILLIE MAE MILLER

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Gallatin Tennessee, this 26th day of June 19 95

Commission expires 6-9-97

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_____ .

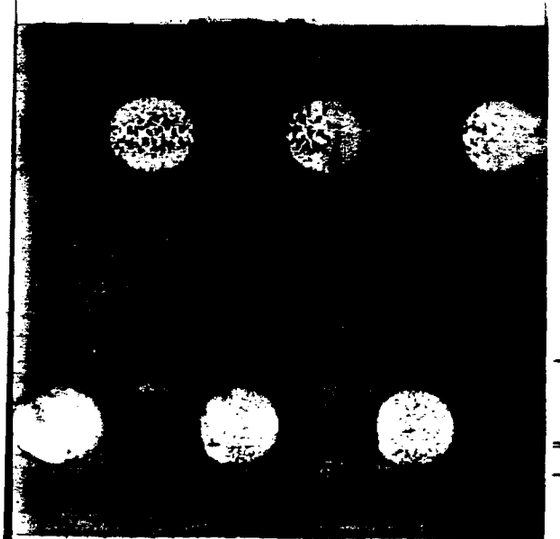
My commission expires _____

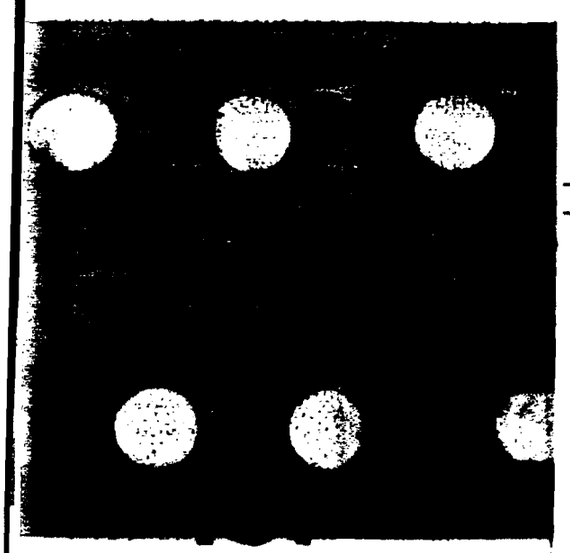
Notary Public

IDENTIF. # REFERENCE 0076514

95 JUL -6 AM 8:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9723 PG 53

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	56500.00
			CON TX	209.05
			PRFEE	1.00
			MDEED	8.00
			TOTAL	218.05
			CHECK	218.05
07/06/95	01		08:46 0001	8311

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00765 14
IDENTIF. ↑ REFERENCE

95 JUL -6 AM 8:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927454