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 $ 95,915.71

Affiant

Subscribed and sworn to before me, this 31st day of August 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
WILLIAM H. JOHNSON 5120 Lana Renee Court Nashville, Tennessee 37214	BankAmerica Mortgage 2810 N. Parham Road Richmond, Virginia 23294	MAP 98-1 PARCEL 94

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY FIVE THOUSAND NINE HUNDRED FIFTEEN AND 71/100---------- ($ 95,915.71) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, RENNIE J. McINTYRE and wife, PATTY J. McINTYRE hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIAM H. JOHNSON AND JON B. HASENFUSS, BOTH 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:

BEING Lot No. 63 on the Plan of Roxborough Subdivision as of record in Plan Book 5200, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Rennie J. McIntyre and wife, Patty J. McIntyre, by deed from Jin Y. Young and wife, Shau-Mei Young, of record in Book 8077, page 842, Register's Office for Davidson County, Tennessee.

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 balance of a note secured by a first mortgage Deed of Trust in favor of Sovran Mortgage Corporation of record in Book 7032, page 567, Register's Office for said County, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

0657 09/06 0101 03CHECK 363.83

This is improved property known as 5120 Lana Renee 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 GRANTEEs, their heirs and assigns, forever.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have 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 Roxborough Subdivision of record in Book 5200, page 63, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves , their 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 we have hereunto set our hands on this the 31st day of August, 19 95 .

RENNIE J. McINTYRE

PATTY J. McINTYRE

WILLIAM H. JOHNSON

JON B. HASENFUSS

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 RENNIE J. McINTYRE and wife, PATTY J. McINTYRE, WILLIAM H. JOHNSON & JON B. HASENFUSS 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 31st day of August , 19 95 .

My Commission Expires: November 22, 1997

Notary Public

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 _____.

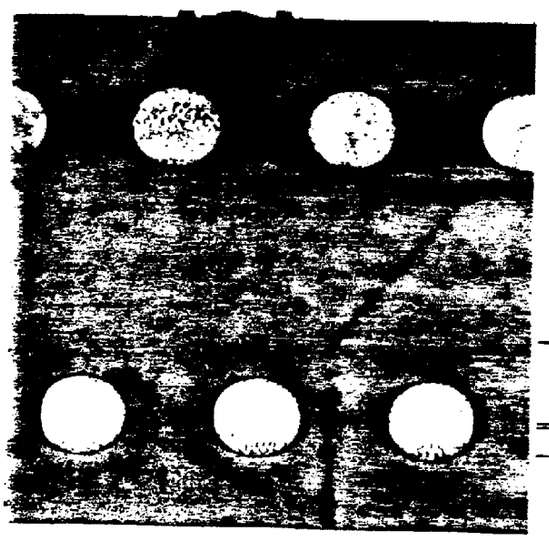
Witness my hand and official seal this _____ day of _____ , 19 ____.

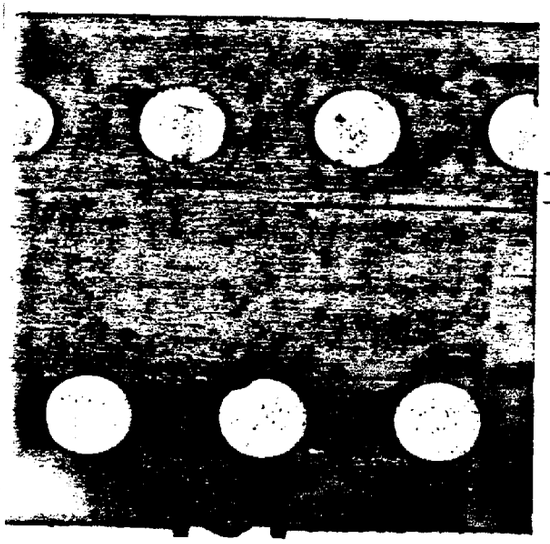
My Commission Expires: _____

Notary Public

0097085
IDENTIF. ↑ REFERENCE

95 SEP -6 AM 9:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9785 PG 485

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 95915.71
CON TX 354.83
PRFEE 1.00
WDEED 8.00
TOTAL 363.83
CHECK 363.83

09/06/95 01 09:29 0001 0657

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097085
IDENTIF. ↑ REFERENCE

95 SEP -6 AM 9:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 949554