BOOK 9798 PG 551

WARRANTY DEED

PREPARED BY:

C. Patterson Cron, Attorney
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $26,300.00

Affiant

Sworn to and subscribed before me on this the 14th day of September, 1995.

NOTARY PUBLIC
My Commission Expires: 3-27-99

Address New Owner:	Send Tax Bills to:	Map-Parcel
LARRY KENNETH JOHNSON and wife, FRANCINE NADINE JOHNSON 106 Myatt Drive Madison, Tennessee	Same as new owner	43-11-141

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, DAVID L. KELLEY and wife, LINDA N. KELLEY, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto LARRY KENNETH JOHNSON and wife, FRANCINE NADINE JOHNSON, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 10 on the Plan of Resubdivision of Lots No. 1 & 13 of the Anderson Estates, not of record, as described as follows:

BEGINNING at a point on the westerly margin of Myatt Drive at a point 582 feet, more or less, north of the northerly margin of Old Hickory Boulevard, being the corner of Lots 9 and 10; thence with said drive, northerly 50 feet to the corner of Lots 10 & 11; thence with the line between said Lots 10 & 11 westerly 150 feet to the common corner of Lots 10 & 11; thence southerly 50 feet to the common corner of Lots 9 & 10 easterly 150 feet to the point of beginning.

Being the same property conveyed to David L. Kelley and wife, Linda N. Kelley by Trustee's Deed from Curtis M. Lincoln, Trustee, of record in Book 9545, page 264, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED HEREFROM:

A 10-foot strip of land conveyed to Metro Government for widening the right-of-way for Myatt Drive by instrument of record in Book 4355, page 959, said Register's Office.

This conveyance is made subject to the following:

1) 1995 Davidson County taxes which have been prorated between the parties.

2) Restrictions of record in Book 1181, page 342, Register's Office for Davidson County, Tennessee.

3) Right of Way for widening of Myatt Drive conveyed to Metro Government in strument of record in Book 4355, page 959, Register's Office for Davidson County, Tennessee.

This is improved property known as 108 Myatt Drive, Madison, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

WITNESS our hands this the 14th day of September, 1995.

DAVID L. KELLEY LINDA N. KELLEY

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, David L. Kelley and wife, Linda N. Kelley, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 14th day of September, 1995.

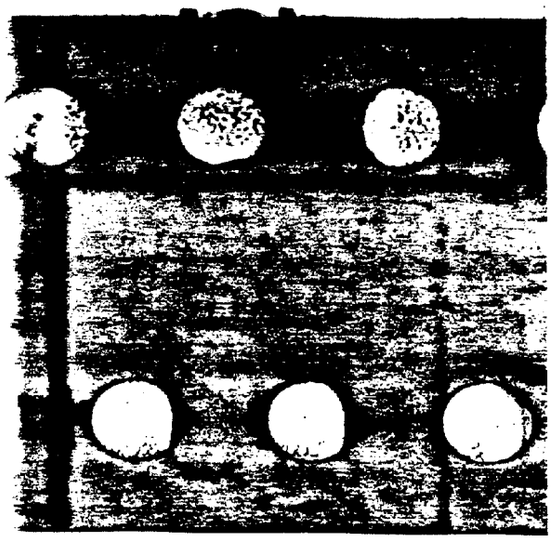
NOTARY PUBLIC

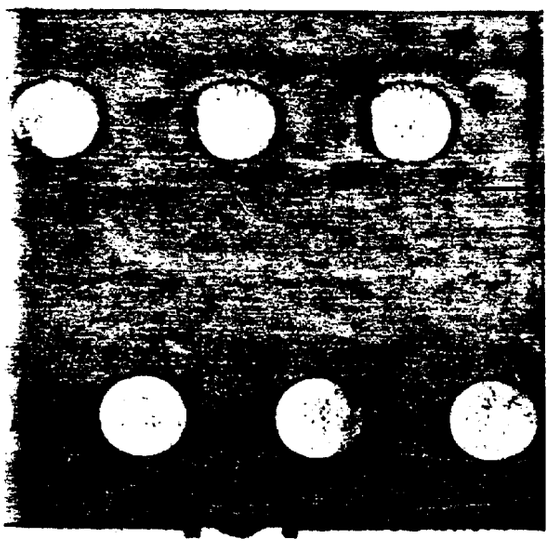
My Commission Expires: 3-27-99

0101564
IDENTIF. ↑ REFERENCE

95 SEP 19 AM 8:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5490 09/19 0101 03CHECK 106.31





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

RECEIVED OF _____

FOR _____

BOOK 9798 PG 553

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 26300.00
CON TX 97.31
PRFEE 1.00
WDEED 8.00
TOTAL 106.31
CHECK 106.31

09/19/95 01 08:40 0001 5490

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0101564
IDENTIF. ↑ REFERENCE

95 SEP 19 AM 8:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 954335