0110030

IDENTIF. & REFERENCE

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

95 OCT -9 AM 11:35

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Kenneth J. Johnson & Mary Beatrice Johnson 627 Durrett Drive Nashville, TN 37211	First Tennessee Bank, N.A. P.O. Box 474 Memphis, TN 38101	147-10-0-087.00 BOOK 9822 PG 271

WARRANTY DEED

For and in 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, I, **GLADYS B. COTHRAN, married,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **KENNETH J. JOHNSON AND WIFE, MARY BEATRICE JOHNSON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Pages 82, 83 and 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 137 feet on the westerly side of Durrett Drive and runs back 287.3 feet on the southerly line and 298.1 feet on the northerly line to a dead line at the rear on which it measures 148 feet.

Being the same property conveyed to Gladys B. Cothran by deed from Sally L. Drost of record in Book 9677, page 190, Register's Office for Davidson County, Tennessee.

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 I do covenant with the said Grantees that I am 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;

Subject to the following restrictions and conditions:

1. 1995 taxes are a lien, not yet due and payable.

2. Restrictive covenants contained in instrument of record in Book 2481, page 499, Register's Office of Davidson County, Tennessee.

3. The Plan of record in Book 2331, pages 82, 83 & 84, said Register's Office, shows an owner's certificate, a 150-foot minimum building setback line from Durrett Drive, and a 10-foot easement for public utility and drainage purposes along the rear lines of said lot with a 2.5' x 20' utility anchor easement located on the northerly corner.

4. Subject to any and all building and zoning regulations of City, County and State.

2932.9500/ml

AND I DO FURTHER covenant and bind myself, my 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 and the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property is known as: 627 Durrett Drive, Nashville, TN 37211.

I, William L. Cothran, spouse of Gladys B. Cothran, join herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying to the Grantee, any and all rights, title and interest I may have in the property, whether arising by virtue of marriage or otherwise.

WITNESS OUR HANDS THIS 29th DAY OF September, 1995, IN FRANKLIN, TENNESSEE.

Gladys B. Cothran
GLADYS B. COTHRAN

William L. Cothran
WILLIAM L. COTHRAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Gladys B. Cothran and William L. Cothran, the within named bargainors with whom I am personally acquainted or who have presented satisfactory evidence of identification, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 29th day of September, 1995.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 1-3-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $82,500.00.

AFFIANT

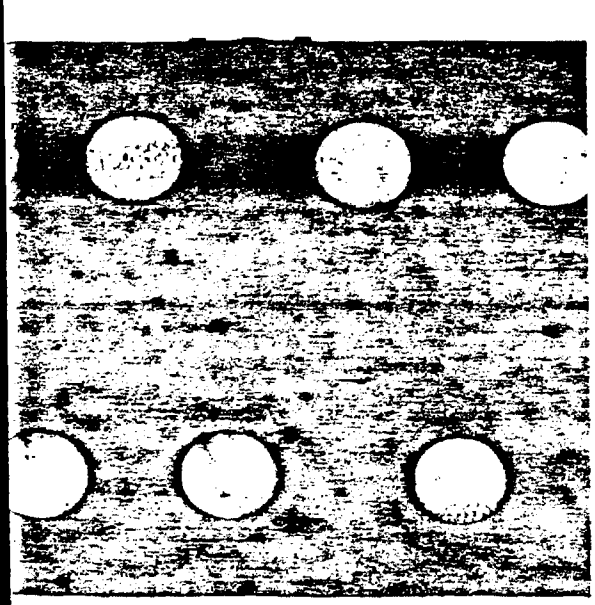
Sworn to and subscribed before me this 29th day of September, 1995.

Michelle W. Locke
NOTARY PUBLIC

My commission expires: 1-3-98

2932.9500/ml

10/09 0101 03CHECK 314.25



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

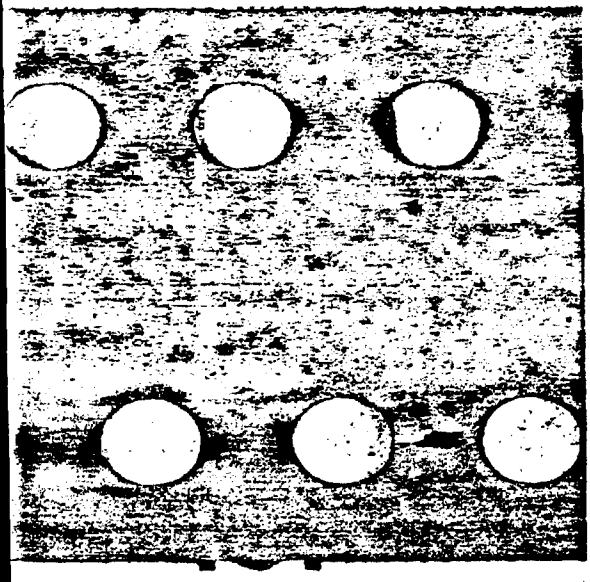
RECEIVED OF _____

FOR _____

BOOK 9822 PG 273

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 82500.00
CON TX 305.25
PRFEE 1.00
WDEED 8.00
TOTAL 314.25
CHECK 314.25
10/09/95 01 11:35 0001 4445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 OCT -9 AM 11:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

01 10030
IDENTIF. # REFERENCE

No. 963211