WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

BOOK 9828 PG 218

Mail

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHANNON H. JOHNSON (NAME)	CITIZENS CORPORATION MORTGAGE (NAME)	MAP 172-8-A
5809 LABRADOR LANE (ADDRESS)	1143 COLUMBIA AVENUE, BLDG #2 (ADDRESS)	PARCEL 5.00CO
ANTIOCH, TENNESSEE 37013 (CITY) (STATE) (ZIP)	FRANKLIN, TN 37064 (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, JANA L. STEVENSON AND HUSBAND, KENNETH A. STEVENSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHANNON H. JOHNSON AND HUSBAND, DAVID M. JOHNSON

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 Lot No. 5 on the Plan of Hunters Branch, Section I, of record in Plat Book 6250, Page 513, Register's Office of Davidson County, Tennessee. Said Lot No. 5 fronts 29.08 feet on the northerly margin of Labrador Lane and extends back 164.40 feet on the southeasterly line and 114.59 feet on the westerly line to a broken line in the rear measuring 151.13 feet thereon.

Being the same property conveyed to Jana L. Stevenson by deed from Donald L. Vanarsdale and wife, Lovel B. Vanarsdale of record in Book 8560, page 970, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 6601, Page 7, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantor(s) herein.
Kenneth A. Stevenson, husband of Jana L. Stevenson joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above descripbed property, especially his marital rights.

This instrument is being executed in behalf of Jana L. Stevenson, pursuant to a Power of Attorney being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 5809 LABRADOR LANE, ANTIOCH, TENNESSEE 37013
(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 our hand s this 18th day of August 19 95

JANA L. STEVENSON
By: Jana L. Stevenson by: Kenneth A. Stevenson
KENNETH A. STEVENSON, ATTORNEY-IN-FACT

Kenneth A. Stevenson
KENNETH A. STEVENSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9828 PG 219

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KENNETH A. STEVENSON

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 at NASHVILLE, Tennessee, this 18th day of August, 1995.

Commission expires June 10, 1998

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KENNETH A. STEVENSON to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JANA L. STEVENSON and acknowledged that he executed the same as the free act and deed of JANA L. STEVENSON

Witness my hand and official seal at Franklin, Tennessee on this 17th day of August, 1995.

NOTARY PUBLIC DEBRA WICKE

My Commission expires: 6/10/98

State of Tennessee, County of WILLIAMSON
Received for record the 21 day of
AUGUST 1995 at 2:05 PM. (REC# 146455)
Recorded in official records
Book 1318 Page 249- 250
Notebook 55 Page 41
State Tax $ 331.15 Clerks Fee $ 1.00
Recording $ 8.00, Total $ 340.15
Register of Deeds SADIE WADE
Deputy Register ANGELA WAY

6881 10/16 0101 03CHECK 8.00

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When Revenue Is Paid By Check, This Receipt Is Not Valid Until Check Is Paid By Bank

*** OFFICIAL RECEIPT *** Receipt Number 146455

WILLIAMSON COUNTY REGISTER OF DEEDS
FRANKLIN, TENN. - AUGUST 21, 1995

Received of: BEATY TITLE CO

For: DEED

Time of Reception: 2:05 PM

	Transfer Item S(a)	Mortgage Item S(b)
Greater of: Consideration or Value $	80500.00	$ .00

Grantor: STEVENSON JANA L
Grantee: JOHNSON SHANNON H

RECORDING FEES:		
Warranty Deed	$	8.00
Trust Deed	$	.00
Certified Copy	$	.00
U.C.C.	$	.00
Release/Misc Item	$	.00
STATE TAX:		
Transfer-S(a)	$	331.15
Mortgage-S(b)	$	.00
Register's Fee	$	1.00
TOTAL:	$	340.15

Paid By: CASH
Check Amount Received: .00
Cash Amount Received: 340.15
Amount Charged: .00
Amount Refunded: .00

SADIE WADE
----------Register---------

ANGELA WAY
-----Deputy Register-----

INSTRUMENT RETURNED TO: ~~BEATY TITLE CO~~ PUP Debra

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

95 OCT 16 AM 10:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE

01 12284