BOOK 9869 PG 415

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 181,621.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November 19 95

Notary Public

MY COMMISSION EXPIRES: 3-27-98
(AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires March 27, 1998

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce E. Lemay (NAME)	Countrywide Funding Corporation (NAME)	155-7A-3.00CO
7156 Forest Oaks Drive (ADDRESS)	155 North Lake Avenue (ADDRESS)	9D-82440
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (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, Donald W. Johnson and wife, Kay B. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce E. Lemay and wife, Linda J. Lemay

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 Poplar Creek Estates, Phase III, Section "A" Subdivision, of record in Book 7900, page 696, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Donald W. Johnson, by deed from Poplar Creek Development, of record in Book 9771, Page 317, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1995 have been paid by Grantees; all matters appearing on the plan of record in Book 7900, page 696; restrictions of record in Book 6474, page 346 as amended in Book 6486, page 587, Book 6804, page 536 and Book 6987, page 966; Amendment and Supplement to Restrictive Covenants of record in Book 7270, page 648 and Book 7964, page 33; Declaration of covenants, conditions and restrictions of record in Book 6662, page 433 and Book 9472, page 824; all of record in the Register's office for Davidson County, Tennessee.

Kay B. Johnson joins in this conveyance for the sole purpose of conveying any right, title and interest she may have in subject property, as spouse of Donald W. Johnson.

This is improved (X) / unimproved ( ) property, known as 7156 Forest Oaks Drive, Nashville, TN 37221
(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 7th day of November, 19 95

Donald W. Johnson

Kay B. Johnson

BOOK 9869 PG 416

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 Donald W. Johnson and wife, Kay B. Johnson

the bargainor _____, 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 Brentwood, Tennessee, this the _____ day of November 19 95

Commission expires _____

WANDA F. PULLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires September 28, 1997

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

WARRANTY DEED

FROM

Donald W. Johnson

TO

Bruce E. Lemay and wife, Linda J. Lemay

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

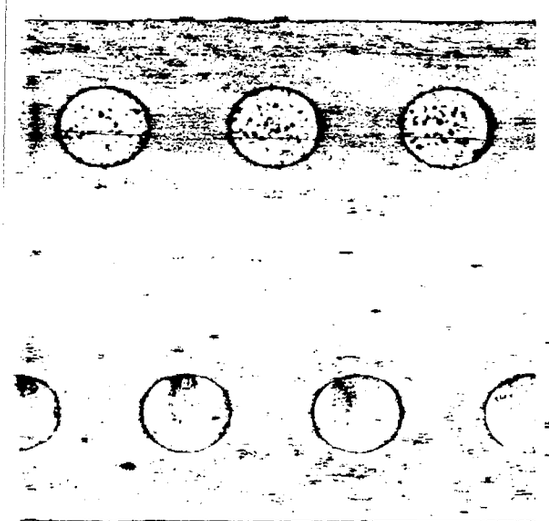
95 NOV 15 AM 9:41
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0123221

3630 11/15 0101 03CHECK

580.92



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

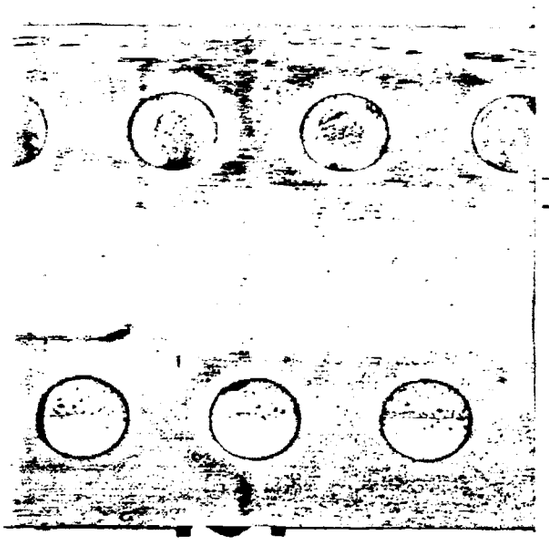
RECEIVED OF _____

FOR _____

BOOK 9869 PG 417

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 181621.00
CON TX 671.92
PRFEE 1.00
WREEP 8.00
TOTAL 680.92
CHECK 680.92

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0123221 IDENTIF. # REFERENCE

95 NOV 15 AM 9:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

11/15/95 01 09:42 0001 9630

No. 977191