486958 Johnson, Lewis N. (1) BOOK 9889 PG 618

This instrument was prepared from information supplied by client:

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL	
Billy Joe Johnson	Billy Joe Johnson		
4831 Old Hydes Ferry Rd.	4831 Old Hydes Ferry Rd.	68	40
Nashville, TN 37218	Nashville, TN 37218		

THIS INSTRUMENT WAS PREPARED BY: DAVID E. PHILLIPS, ATTORNEY AT LAW, 2525 Lebanon Road, Nashville, TN 37214

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STATE OF TN
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $ -0-

AFFIANT:

NOTARY PUBLIC 1/25/97 My Commission Expires:

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FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, LEWIS N. JOHNSON, a single person, GRANTOR(S), have (has) bargained and sold, and by these presents do(es) transfer and convey unto BILLY JOE JOHNSON, their (his/her/) heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND lying in the old 13th Civil District of Davidson County, described as follows:

BEGINNING at a fence corner post at the southeast corner of Larry B. Johnson property of record in Book 4115, Page 159, Register's Office for Davidson County, Tennessee, and being the north east corner of the Lewis N. Johnson property and in the westerly line of the Sue T. Viaches property of record in Book 4795, Page 203, Register's Office for Davidson County, Tennessee; thence with the common line of Lewis N. Johnson and Viaches, S 38 deg. 14' 08" E, 210.23 feet to a fence post; thence S 40 deg. 33' 43" E, 283.55 feet to a fence post; thence S 44 deg. 51' 15" E, 277.89 feet to a fence post; thence S 31 deg. 11' 38" E, 80.30 feet to an iron pin; thence with a new line severing the Lewis N. Johnson property, S 69 deg. 07' 09" W, 205.25 feet to a point in the west boundary line of the Lewis N. Johnson property; thence with said west boundary line, N 30 deg. 18' 04" W, 808.58 feet to a post in the south boundary of Larry B. Johnson, being Lewis N. Johnson's northwest corner; thence N 65 deg. 38' 07" E, 52.08 feet to the point of beginning, containing 2.32 acres, more or less.

BEING a portion of the same land conveyed to Lewis N. Johnson by deed from Billy Joe Johnson as of record in Book 5927, Page 972, Register's Office for Davidson County, Tennessee.

This is improved [ ] unimproved [X] property, known as Part of 4829 old Hydes Ferry Rd.

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, successors 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 except of record.

AND we do further covenant and bind ourselves and our heirs and representatives, to WARRANT and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS His hand this 11 day of November, 1996.

LEWIS N. JOHNSON: Lewis N. Johnson

RETURN TO
JIM WALTER HOMES, INC.
ATT: LISBE PIMIENTO
P. O BOX 31601
TAMPA, FLA. 33631-3601

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, Lewis N. Johnson, the bargainer(s), with whom I am personally acquainted, or who presented adequate proof of identity, and acknowledged that that they (he, she) executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 11 day of NOVEMBER, 1995.

NOTARY PUBLIC

My Commission Expires: 1/25/97

SCOTT SPALDING NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which amount is greater, is $ 500.00 which amount is equal to or greater than the amount which the property transferred is worth in actual sale.

H.R. CLARKSON Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 15th day of NOVEMBER, 1995

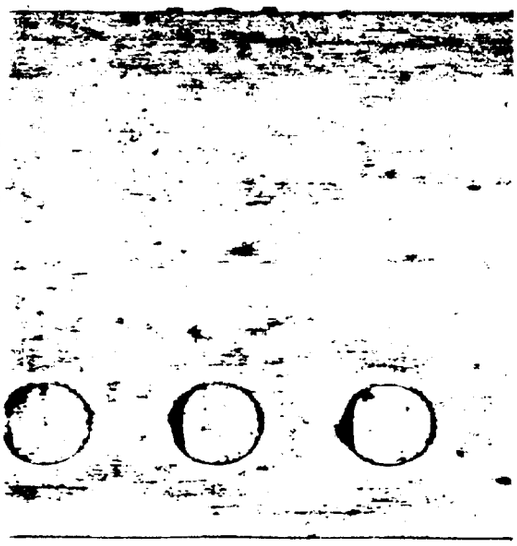
SANDRA M. SELF NOTARY PUBLIC

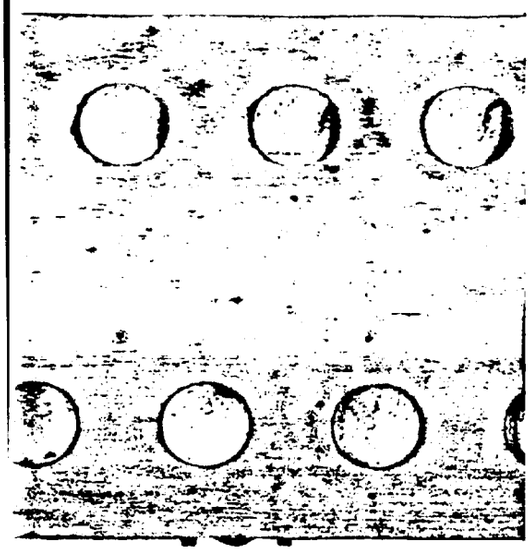
SANDRA M. SELF
My Commission Expires: 3/17/97
Davidson, TN, ANB
Book 8889 Page 619

0132370
IDENTIFICATION REFERENCE
MAIL ENV.

95 DEC 15 PM 12:46
FELIX E. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.

3650 12/15 0101 03CHECK 10.35





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

RECEIVED OF _____

FOR _____

BOOK 9889 PG 620

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 500.00
CON TX 1.85
PRFEE 1.00
WDEED 8.00
TOTAL 10.85
CHECK 10.85

12/15/95 01 12:47 0001 3650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0132370
IDENTIF. & REFERENCE

95 DEC 15 PM 12:46
FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN.

No. 987095