486958 Johnson, Lewis N. (2) BOOK 9889 PG 621

This instrument was prepared from information supplied by client:

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Lewis N. Johnson 4829 Old Hydes, Ferry Rd. Nashville, TN 37218	Lewis N. Johnson 4829 Old Hydes Ferry Rd. Nashville, TN 37218	68 75

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 $ 3750.

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, We, BILLY JOE JOHNSON and wife, RUTH E. JOHNSON, GRANTOR(S), have (has) bargained and sold, and by these presents do(es) transfer and convey unto LEWIS N. JOHNSON, a single person, 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 point in the west boundary line of the Lewis N. Johnson property of record in Book 5927, Page 972, Register's Office for Davidson County, Tennessee, said point being S 30 deg. 18' 04" E, 808.58 feet along said west boundary from the northwest corner of said Lewis N. Johnson, thence continuing with said line, S 30 deg. 18' 04" E, 497.91 feet to a point at the Cumberland River; thence with the low water line (391 contour), S 46 deg. 16' 12" W, 378.09 feet to a point in said low water line; thence leaving river with new line, N 04 deg. 16' 47" W, 665.74 feet to an iron pin; thence N 69 deg. 07' 09" E, 76.72 feet to the point of beginning, containing 2.66 acres, more or less.

There is also conveyed an ingress and egress right-of-way through the Billy Joe Johnson property, the centerline being described as follows:

BEGINNING at a point where the centerline of the existing road bed intersects the westerly boundary line of the above described tract, said point being S 04 deg. 16' 47" E, 176.83 feet from the northwest corner of the above described tract; thence N 77 deg. 05' 30" W, 44.25 feet to a curve to the right, having a radius of 34.84 feet, a tangent of 25.00 feet and a length of 43.37 feet; thence N 05 deg. 46' 04" W, 65.65 feet; thence N 22 deg. 01' 07" W, 108.27 feet; thence N 08 deg. 15' 49" W, 330.25 feet; thence N 09 deg. 08' 11" E, 91.00 feet; thence N 04 deg. 09' 04" W, 92.97 feet; thence N 25 deg. 58' 06" W, 39.94 feet; thence N 50 deg. 13' 31" W, 59.47 feet; thence N 30 deg. 15' 18" W, 57.54 feet and N 35 deg. 15' 07" W, 100.00 feet to a point in the south boundary line of the Larry B. Johnson property of record in Book 4115, Page 159, Register's Office for Davidson County, Tennessee, said point being S 65 deg. 38' 07" W, 9.0 feet from his southeast corner.

BEING a portion of the same land conveyed to Billy Joe Johnson by deed from Juanita Johnson Smith as of record in Book 4790, Page 77, Register's Office for Davidson County, Tennessee. Ruth E. Johnson joins in this conveyance to transfer any right, title and interest she may have in said property as the wife of Billy Joe Johnson.

This is improved [X] unimproved [ ] property, known as Part of 4831 Old Hydes Ferry Rd.

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

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 our hands this 11 day of Nov., 1995.

Billy Joe Johnson
BILLY JOE JOHNSON:

Ruth E Johnson
RUTH E. JOHNSON:

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, Billy Joe Johnson and wife, Ruth E. 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

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of this property transferred, which ever is greater, is $ 3,750.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

H.R. CLARKSON

SUBSCRIBED AND SWORN TO before me this 15th day of NOVEMBER, 95.

SANDRA M. SELF NOTARY PUBLIC

SCOTT SPALDING NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

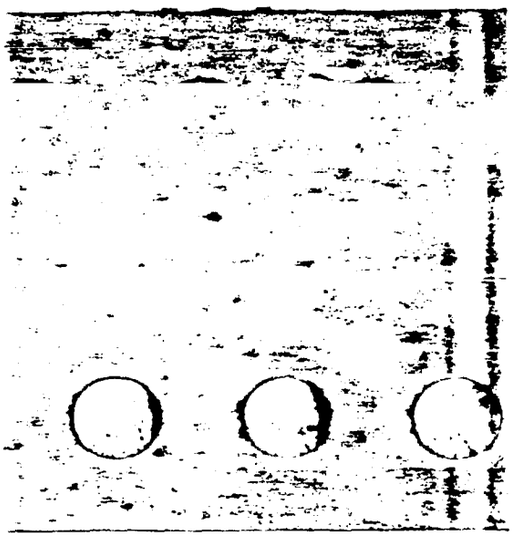
SANDRA M SELF
My Commission CC317164
Expires Oct 24 1997
Bonded by ANB
800 852 5378

0132371
IDENTIFICATION REFERENCE

95 DEC 15 PM 12:46
DAVIDSON COUNTY, TN.

MAIL ENV.

3651 12/15 3101 03CHECK 22.50



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

RECEIVED OF _____

FOR _____

BOOK 9889 PG 623

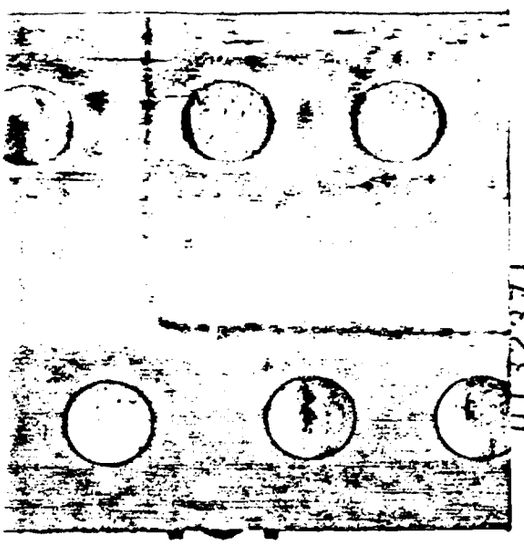
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	3750.00
CON TX	13.69
PRFEE	1.00
WDEED	8.00
TOTAL	22.69
CHECK	22.69

12/15/95 01 12:47 0001 8651

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



013237
IDENTIF. & REFERENCE
01323 7

95 DEC 15 PM 2:46
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 987096