5x-B

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9903 PG 117

ADDRESS NEW OWNER:
Carl S. Johnson Jr and Harriet J. Johnson
106 Mt. Vernon Drive
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
P.O. Box 305110
Nashville, Tennessee 37230-5110

MAP AND PARCEL:
MAP 63-4
GROUP
PARCEL 56

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Thomas H. Evans and wife, Mary C. Evans, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carl S. Johnson Jr and wife, Harriet J. 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. 14 on the Plan of Lakewood Heights, of record in Book 3842, page 25, Register's Office for Davidson County, Tennessee, as amended in Book 4237, page 200, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Thomas H. Evans and wife, Mary C. Evans by deed from George B. King and wife, Elizabeth C. King, as of record in Book 5116, page 102, Register's Office for Davidson County, Tennessee.

This is improved property known as 106 Mt. Vernon Drive, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.
2. Restrictive Covenants of record in Book 3966, page 629, as amended in Book 4237, page 202, said Register's Office.
3. All matter shown on the plan of record in Book 3842, page 25, as amended in Book 4237, page 200, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carl S. Johnson Jr and wife, Harriet J. Johnson, their heirs and assigns, forever; and we, Thomas H. Evans and wife, Mary C. Evans, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9903 PG 118

Witness our hands this the 22nd day of December, 1995.

Thomas H. Evans

Mary C. Evans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas H. Evans and wife, Mary C. Evans, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of December, 1995.

NOTARY PUBLIC

My Commission Expires: 5/ 5/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 150,000.00.

AFFIANT

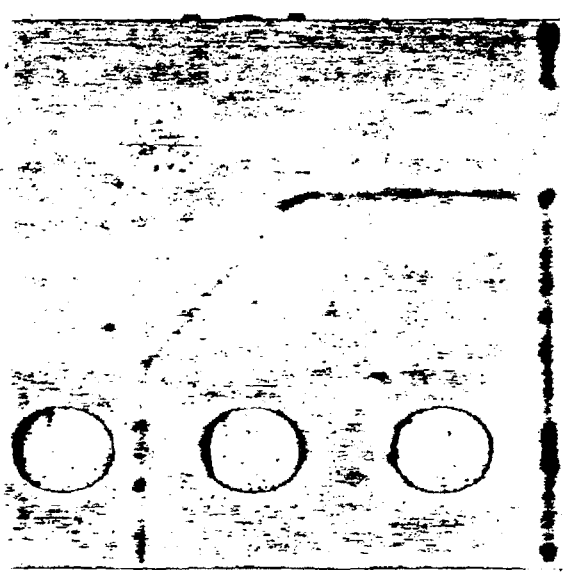
Subscribed and sworn to before me
this 22nd day of December, 1995.

NOTARY PUBLIC
My Commission Expires: 5/ 5/99

95 DEC 29 PM 12:02
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

0136362
IDENTIF. & REFERENCE

2954 12/29 0101 03CHECK 564.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

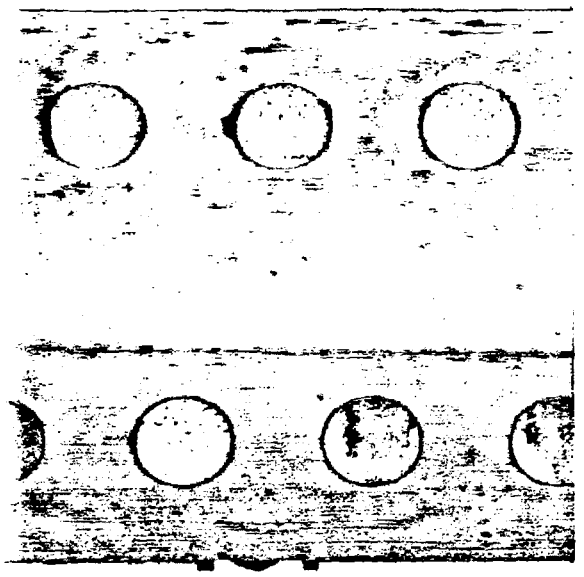
RECEIVED OF _____

FOR _____

BOOK 9903 PG 119

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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 9.00
TOTAL 564.00
CHECK 564.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/29/95 01 12:02 0001 2954

0136362

IDENTIF. ↑ REFERENCE

95 DEC 29 PM 12:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 991335