WARRANTY DEED

BOOK 9931 PG 63

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

D. W. McMACKIN NOTARY PUBLIC EXP. 9/26/98 AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
D.W. McMACKIN, 5200 MARYLAND WAY, SUITE 105, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
DAVID W. VINCENT (NAME)	MATRIX FINANCIAL SERVICES CORP. (NAME)	092-16-0-B-093.00
Unit 900 19TH AVENUE SOUTH, 904 (ADDRESS)	5775 PEACHTREE DUNWOODY RD., C120 (ADDRESS)	FB NO. 10W 07945
NASHVILLE, TN 37203 (CITY) (STATE) (ZIP)	ATLANTA, GA 30342 (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, BILLIE S. JOHNSON AND GINNY JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID W. VINCENT, UNMARRIED

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 Lots 163, 164, 165, 166, 167, 168 and 169 on the Plan of O.B. Hayes Second Plan of Small Lots in Nashville, of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 904 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

BEING the same property conveyed to Billie S. Johnson and Ginny Johnson by Warranty Deed from John A. Moss, unmarried, of record in Book 9620, page 856, Register's Office, Davidson County, Tennessee.

Buyer has right to use and occupy parking space 2S #35 also known as covered parking space for Unit 904.

The description is the same as the previous recorded deed of record.

The Limited Power of Attorney executed by Billie S. Johnson allowing Ginny Johnson to sign as Attorney-In-Fact is recorded in Book 9931, page 60, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 900 19TH AVENUE SOUTH, UNIT 904, NASHVILLE, TN 37203
(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 24th day of January 19 96

BILLIE S. JOHNSON
BY: Billie S. Johnson by Ginny Johnson

GINNY JOHNSON, As Attorney-In-Fact
Attorney In Fact

GINNY JOHNSON, individually

BOOK 9931 PG 64

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 GINNY JOHNSON

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at BRENTWOOD, Tennessee, this 24th day of January 19 96.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within said 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

On this 24th day of January, 1996, before me personally appeared Ginny Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Billie S. Johnson acknowledged that such person executed the same as the free act and deed of Billie S. Johnson.

Witness my hand and official seal at Brentwood, Tennessee on this the 24th day of January, 1996.

My Commission Expires: 9-28-98

NOTARY PUBLIC

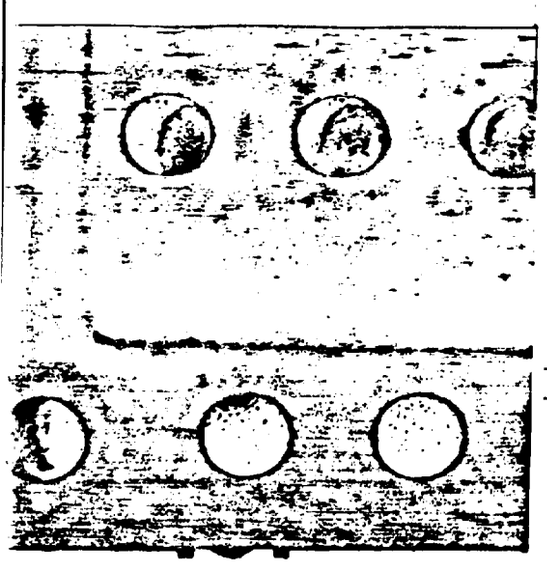
D. W. McMACKIN NOTARY PUBLIC EXP. 9/28/98 DAVIDSON COUNTY, TN AT LARGE

2528 01/30 0101 03CHECK 238.4

96 JAN 30 AM 9:54
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0145244
IDENTIF. → REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9931 PG 65

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	62000.00
CON TX	229.40
PRFEE	1.00
WDEED	8.00
TOTAL	238.40
CHECK	238.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/29/2001 2528

0145244
IDENTIF. ← REFERENCE

96 JAN 30 AM 9:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1000779