Box 31
CAW

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Okey B. Johnson, Jr. and wife Joyce B. Johnson 23 Washington Park Nashville, TN 37205	Map 142-13A Parcel 38	Same
This instrument prepared by: Boult, Cummings, Conners & Berry (CAW) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

BOOK 9938 PG 119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Brandt H. Johnson and wife, Lucinda W. Johnson**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Okey B. Johnson, Jr. and wife, Joyce B. Johnson** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

Lucinda W. Johnson joins in the conveyance of this property for the express purpose of conveying any interest she may have in the property, marital or otherwise.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters on the plat of record in Book 6900, pages 490-492, said Register's Office.

3. Restrictions of record in Book 7185, page 619 and in Book 7405, page 780, Register's Office for Davidson County, Tennessee.

4. Easement record in Book 6970, 275, said Register's Office.

5. Easement of record in Book 6970, page 278, said Register's Office.

6. Easement of record in Book 6970, page 281, said Register's Office.

7. Easement for water line of record in Book 6970, page 284, said Register's Office.

95 FEB -5 AM 11:41
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0147276
IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $137,500.00.

Katherine W. Gibson
Affiant

Subscribed and sworn to before me this 2nd day of February, 1996.

David A. Wilson
Notary Public
My Commission Expires: 11-20-96

8. Easement set forth in instrument of record in Book 6972, page 45, said Register's Office.

9. Easement set forth in instrument of record in Book 7103, page 51, said Register's Office.

10. Terms and conditions of Agreement of record in Book 7400, page 645, said Register's Office.

11. Easements set forth in strument of record in Book 7574-page 645, said Register's Office.

This is improved property, known as **408 Northridge Court, Nashville, Tennessee 37221.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the 2nd day of February, 1996.

Brandt H. Johnson

Brandt H. Johnson

Lucinda W. Johnson

STATE OF Georgia)
COUNTY OF Floyd)

4672 02/05 0101 03CHECK 521.75

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandt H. Johnson and wife Lucinda W. Johnson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Rome, Georgia, this the 1st day of February, 1996.

Cheryl A. Phillips
NOTARY PUBLIC

My Commission Expires: May 16, 1999

0330916.01
111237-240 01/30/96

EXHIBIT A

(Legal Description)

Being Lot No. 38 on the Plan of Riverside, Phase I, a Planned Unit Development, as shown on the Plan of Riverside as of record in Book 6900, page 492, Register's Office for Davidson County, Tennessee, reference to which is here made for a more particular description.

TOGETHER WITH an undivided percentage interest in the Common Elements (as defined in the Declaration of Easements and Restrictive Covenants for Riverside) appertaining to said unit and all other rights powers, privileges and interests appertaining to said lot pursuant to the Restrictive Covenants.

Being the same property conveyed to Brandt H. Johnson by General Warranty Deed from Rochford Realty and Construction Co., Inc. of record in Book 7708 page 825, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Grace Elizabeth Johnson of record in Book 9787, page 34, said Register's Office.

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

RECEIVED OF _____

FOR _____ 9938 PG 122

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
137500.00
MOR TX 508.75
ERR CO
MOR TX 508.75-
CON TX 508.75
PRFEE 1.00
WDEED 12.00
MTG 521.75
CHECK 521.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/05/96 01 11:44 0001 4692

0147276
IDENTIF. ↑ REFERENCE

96 FEB -5 AM 11:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1002923