BOOK 9962 PG 589

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF February, 19 96.

Notary Public

MY COMMISSION EXPIRES: 7-26-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip S. Segraves (NAME)	MIDSTATE FINANCIAL SERVICES INC. (NAME)	MAP 129-12
952 Percy Warner Boulevard (ADDRESS)	2021 Richard Jones Road (ADDRESS)	PAR 77
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37215 (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, Clarence F. Johnson and wife, Anna K. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip S. Segraves, 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 Lot No. 81, on the Plan of Warner Park Valley, Section I, of record in Book 3600, pages 12, 13, and 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clarence F. Johnson and wife, Anna K. Johnson, by deed from Maurice O. Horner and wife, Jerry M. Horner, of record in Book 4438, page 480, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

0155096
IDENTIF. & REFERENCE

96 FEB 29 PM 3:23
FELIX Z. BRASFIELD REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV

This is improved (X) unimproved ( ) property, known as 952 Percy Warner Boulevard, Nashville, Tennessee 37205
(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 29th day of February, 19 96

Clarence F. Johnson

Clarence F. Johnson

Anna K. Johnson

By Clarence F. Johnson, Jr.

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 Clarence F. Johnson

the bargainor ___, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of February, 19 96.

Commission expires 7-26-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ___ a Notary Public within and 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 DAVIDSON

On this 29th day of February, 1996, before me personally Clarence F. Johnson, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Anna K. Johnson and acknowledged that he executed the same as the free act and deed of Anna K. Johnson

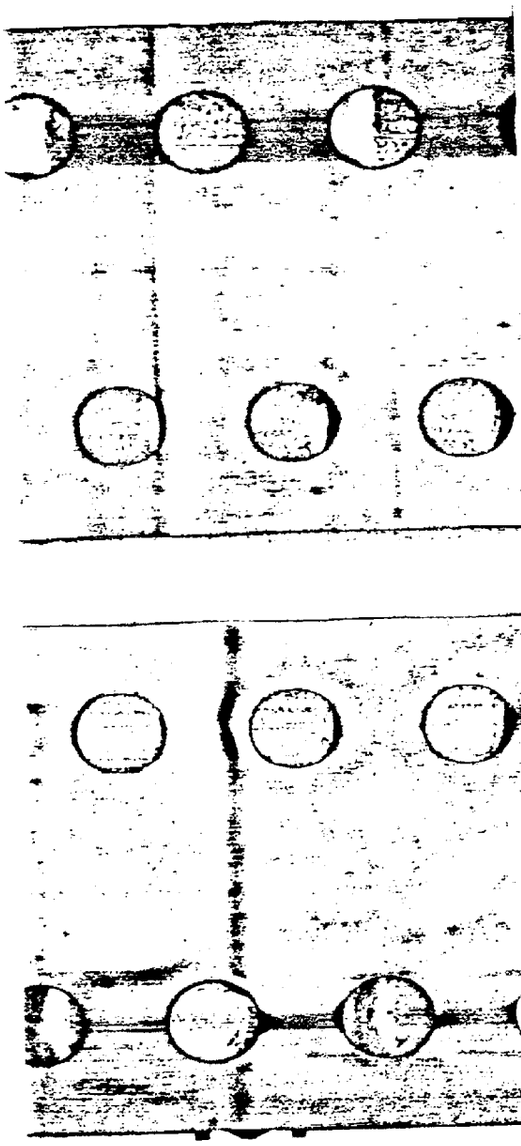
Witness my hand and seal this 29th day of February, 1996.

My Commission Expires:

7-26-97

Notary Public

3040 02/29 0101 03CHECK 467.80



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

RECEIVED OF _____

FOR _____

BOOK 9962 PG 591

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
124000.00
CON TX 458.80
PRFEE 1.00
WDEED 8.00
TOTAL 467.80
CHECK 467.80

02/29/96 01 15:26 0001 3040

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155096
IDENTIF. & REFERENCE

96 FEB 29 PM 3:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1011177