27-4

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Mark Rowan]	First Republic Mortgage Corporation]	MAP and PARCEL]
[Jeanne A. H. Rowan]	Attn: Tax Dept.]	]
[264 Cumberland Circle]	3310 West End Avenue, #480]	96-5-24]
[Nashville, TN 37214]	Nashville, TN 37203]	]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Billy G. Johnson, unmarried, by and through my lawful attorney-in-fact, W. Wayne LeRoy, and Alison C. Johnson Forte, married**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Mark Rowan and Jeanne A. H. Rowan, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 85, 86 and 87 on the Map of Bluefields Subdivision No. 2, as of record in Book 843, Page 34, Register's Office for Davidson County, Tennessee, and being Lot No. 14 on the unrecorded Plan of R.D. Stanford's Resubdivision of certain lots in Bluefields, described according to a copy of a survey made by Z.J. Wilkinson, Surveyor, December 11, 1940, as follows:

Beginning at a point in the southeasterly margin of Cumberland Circle at the common corner of Lots Nos. 85 and 86 of said Bluefields Subdivision; thence South 65 deg. 30' east 414.7 feet to a point in the rear line of Lot No. 85; thence South 4 deg. west 198 feet to a point; thence South 79 deg. 15' west 12.3 feet to a point; thence North 52 deg. west 500 feet to a point in the easterly margin of Cumberland Circle, said point being 26.1 feet southwest of the common corner of Lots Nos. 86 and 87; thence North 34 deg. east with the easterly margin of Cumberland Circle 77 feet to the point of beginning.

Being the same property conveyed to Alan D. Johnson, Billy G. Johnson, and Charlene Johnson Kozy, as tenants in common, each holding an one-third (1/3) undivided interest, by deed from M.D. Cooper Stockell, Jr., Mercer L. Stockell, and Kent L. Stockell, of record in Book 5825, Page 36, Register's Office for Davidson County, Tennessee. The said Alan D. Johnson and Charlene Johnson Kozy later conveyed their interest in said property by quitclaim deed to Billy G. Johnson and wife, Alison C. Johnson, of record in Book 6817, Page 115, said Register's Office.

This is property with a common address of 264 Cumberland Circle, Nashville, TN 37214.

Billy G. Johnson is one and the same person as Billy Gray Johnson.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 843, Page 34, said Register's office and all matters therein.

0164760
IDENTIF. & REFERENCE

96 MAR 28 AM 9:36
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $128,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 26th day of March, 1996.]
[ ]
[My Commission Expires: 1-24-98] Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

I, **John L. Forte**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the husband of the said **Alison C. Johnson Forte**.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **26th** day of **March, 1996**.

Billy G. Johnson

BY: W. Wayne LeRoy
Attorney-in-Fact

Alison C. Johnson Forte

John L. Forte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Alison C. Johnson and husband, John L. Forte**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **26th** day of **March, 1996**.

Notary Public
My Commission Expires: 5/23/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

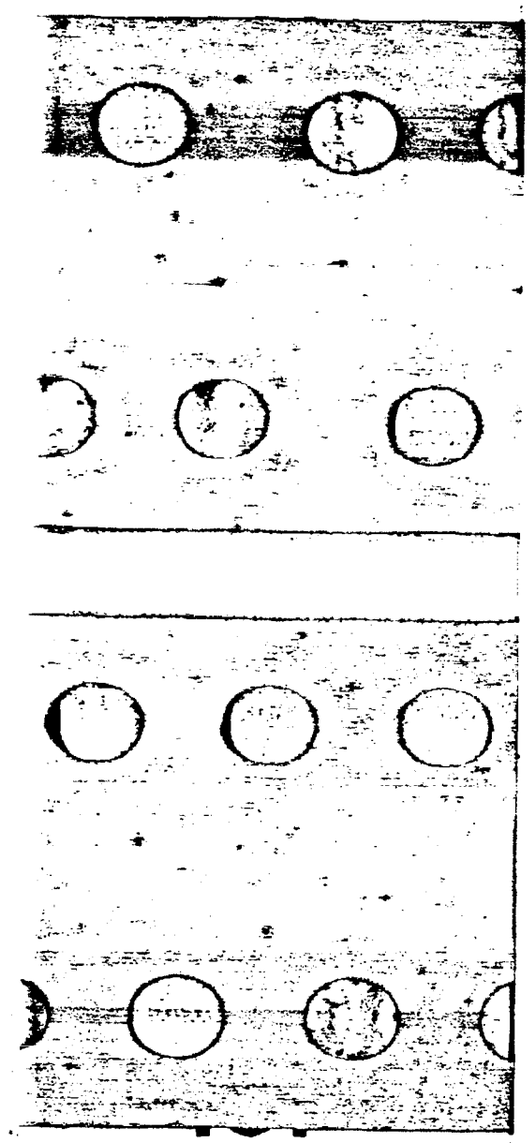
Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **W. Wayne LeRoy**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument as the free act and deed of the said **Billy Gray Johnson**, for the purposes therein contained by virtue of a Special Power of Attorney duly executed by the said **Billy Gray Johnson** and recorded simultaneously herewith.

WITNESS MY HAND AND OFFICIAL SEAL, on this the **26th** day of **March, 1996**.

NOTARY PUBLIC
My commission expires: 5/23/98

File No. 9603-116

34.00 CHECK 001
482.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9993 PG 621

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 128000.00
				CON TX 473.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 482.60
				CHECK 482.60
			03/28/96 01	09:39 0001 3444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164760 IDENTIF. & REFERENCE

96 MAR 28 AM 9:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021460