WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Jean Johnson	Southeastern Mortgage of Tenn.	MAP 90-12
(NAME)	(NAME)	
511 Annex Ave.	525 Marriott Dr Suite 250	PARCEL 114
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(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, Estate of James E. Steebe and Patti Steebe Sattler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara Jean Johnson, 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 the Eighth Civil District of Davidson County, Tennessee, being Lot No. 119 on the Plan of Charlotte Park Subdivision, Section II, as of record in Book 2663, pages 22 and 23, Register's Office for said county.

Said Lot No. 119 fronts 68.0 feet on the northwesterly side of Annex Avenue, and extends back 149.7 feet on the southwesterly line and 149.7 feet on the northeasterly line, to a line in the rear on which it measures 68.0 feet.

Being the same property conveyed to James E. Steebe, an unmarried person, by deed from J. F. Steebe, Sr. and wife, Julia Baker Steebe, by instrument of record in Book 4624, page 470, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 2663, page 22 and 23 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

CONTINUED

This is improved (X) unimproved ( ) property, known as 511 Annex Ave., Nashville, TN 37209
(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 my hand this 1st day of May, 19 96

Patti Steebe Sattler

Estate of James E. Steebe

Patti Steebe Sattler

Patti Steebe Sattler

BOOK 10042 PG 867

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 Estate of James E. Steebe representative

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 Franklin, Tennessee, this 1st day of May 19 96.

Commission expires 11-30-97

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 Williamson

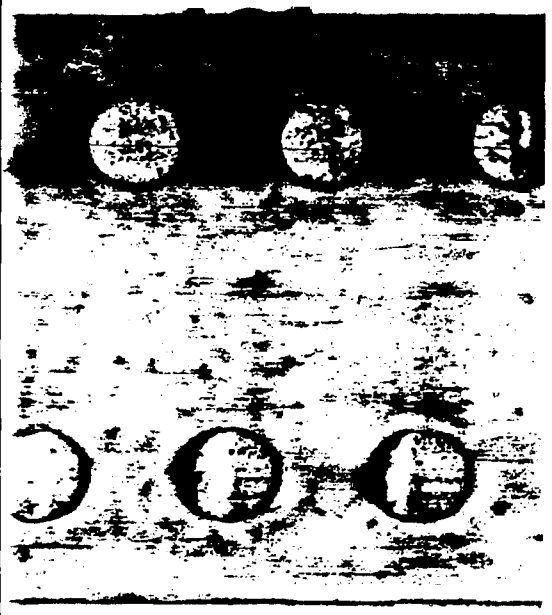
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Patti Steebe Sattler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation the she executed the within instrument for the purposes therein contained.

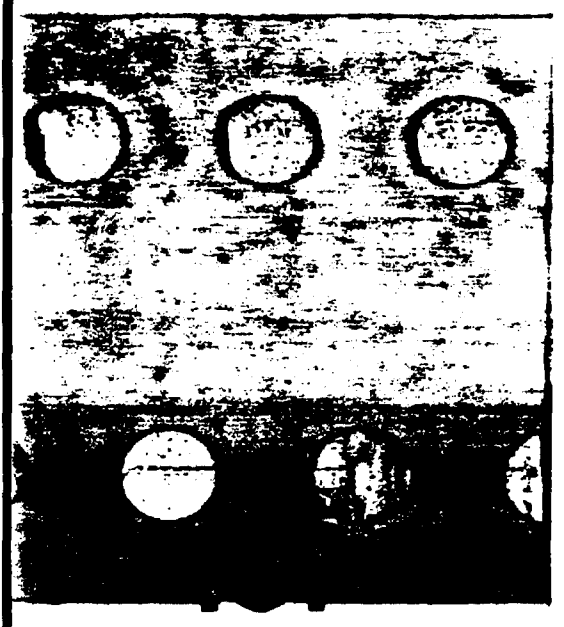
Witness my hand, at office, this 1st day of May, 1996.

0179503
IDENTIF. ↑ REFERENCE

96 MAY -7 AM 11:14
ELIK Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7112 05/07 0101 03CHECK 252.83





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10042 PG 868

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	65900.00
			CON TX	243.83
			PRFEE	1.00
			WDEED	8.00
			TOTAL	252.83
			CHECK	252.83
05/07/96	01	11:16	0001	9112

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179503
IDENTIF. ↑ REFERENCE

96 MAY -7 AM 11: 1[illegible]

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1037120