Name & Address New Owner:
MICHAEL K. O'GUIN

625 Brentmeadow Circle

Madison, TN 37115

Send Tax Bills to:
Trans Financial Mortgage Company
315 North Atlantic Street
P. O. Box 1390
Tullahoma, TN 37388

Tax Map and Parcel Nos.
53-13-99

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **WE, TARA SCOTT JOHNSON, AND HUSBAND, MICHAEL JOHNSON,** the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL K. O'GUIN,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land located in DAVIDSON County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anyway appertaining to the said Grantee, his successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for taxes for the year 1996; Any and all easements, notes, setback lines, etc. as set forth on the Plan of record in Book 6900, Page 570, Register's Office for said County, Restrictive Covenants of record in said Register's Office. This conveyance is subject to a certain Deed of Trust securing the payment of a Promissory Note to Tennessee Housing Development Agency of record in Book 7854, Page 568, said Register's Office with a present unpaid balance of $56,692.45, which the Grantee herein hereby assumes and agrees to pay.

GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(See next page for notary acknowledgement)

WITNESS our hands this the 10th day of June, 1996.

Tara Scott Johnson

Michael Johnson

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Tara Scott Johnson and husband, Michael Johnson the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 10th day of June, 1996.

My Commission expires:
5/23/98

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $72,192.45.

Affiant

Sworn to and subscribed before me
this the 10th day of June, 1996.

Notary Public

My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

2067 06/11 0101 03CHECK 280.12

96 JUN 11 AM 10:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

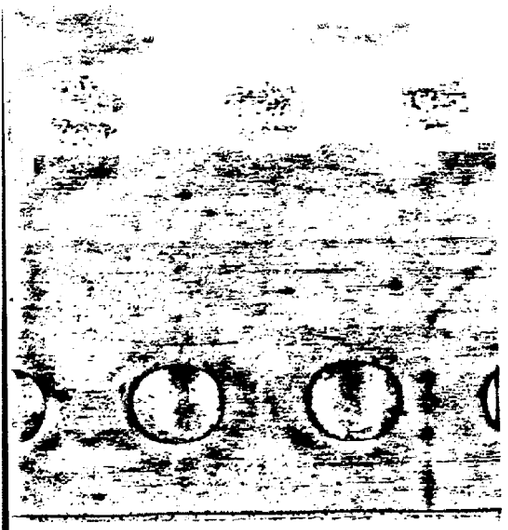
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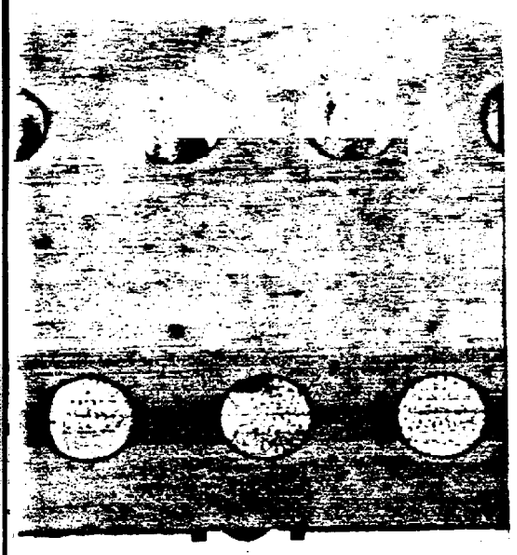
EXHIBIT "A" BOOK 10082 PG 619

LAND in Davidson County, Tennessee, being Lot No. 32A, on the Plan of Zone Lot Division of Lots 32 and 35, Phase I, Kimbolton, of record in Plat Book 6900, Page 570, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Tara Scott Johnson, by Warranty Deed from Jeffrey S. Ackerman, of record in Book 9198, Page 745, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 625 BRENTMEADOW CIRCLE, MADISON, TN 37115.





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

RECEIVED OF _____

FOR _____

BOOK 10082 PG 620

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	72192.45
CON TX	267.12
PRFEE	1.00
WDEED	12.00
TOTAL	280.12
CHECK	280.12

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06-11-96 UP 10:15 0001 2067

0191437
IDENTIF. & REFERENCE

96 JUN 11 AM 10:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1049905