This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 10083 PG 487

ADDRESS NEW OWNER:
David T. Johnson and Leta G. Johnson
914 Lake Park Drive
Gallatin, TN 37066

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 82-7
PARCEL 36
20W-14255

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, L. Hollis Bratcher and wife, Juanita Bratcher hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David T. Johnson and wife, Leta G. Johnson, as tenants by the entirety, 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:

BEING Lot No. 26, on the Plan of Shields, Davis, Sharp & Horn Addition to East Nashville, Tennesse, of record in Book 57, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to L. Hollis Bratcher and wife, Juanita Bratcher, by deed from Douglas Snyder and wife, Andrea Nell Snyder and David Snyder and wife, Vaness of record in Book 9734, Page 250, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Ralph H. and Ruby Drake of record in Book 9734, Page 253, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan.

Taxes for 1996 have been pro-rated and assumed by Grantee(s).

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 830 N. Second Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David T. Johnson and wife, Leta G. Johnson, their heirs and assigns, forever; and we, L. Hollis Bratcher and wife, Juanita Bratcher 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of June, 1996. BOOK 10083 PG 488

L. Hollis Bratcher

L. Hollis Bratcher

Juanita Bratcher

Juanita Bratcher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named L. Hollis Bratcher and wife, Juanita Bratcher the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of June, 1996.

Steve A. Floyd

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 24,300.00.

David T. Jones

AFFIANT

Subscribed and sworn to before me this 7th day of June, 1996.

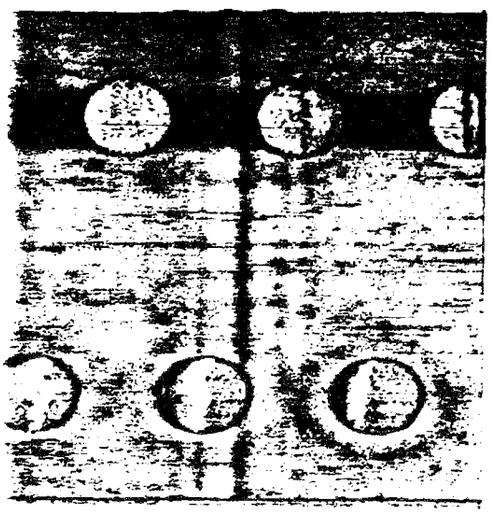
Steve A. Floyd

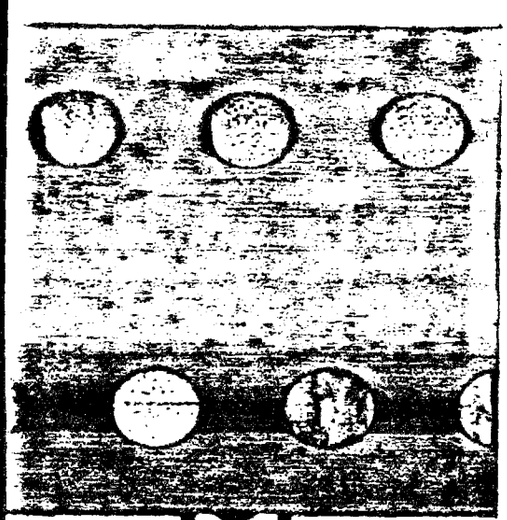
NOTARY PUBLIC
My Commission Expires: 3/22/97

019688
IDENTIFICATION REFERENCE

96 JUN 11 PM 3:53
FELIX A. BRANN, REGISTER
DAVIDSON COUNTY, TN.

2347 06/11 0101 03CHECK 98.91





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

RECEIVED OF _____

FOR _____

BOOK 10083 PG 489

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 24300.00
				CON TX 89.91
				PRFEE 1.00
				WDEED 8.00
				TOTAL 98.91
				CHECK 98.91
			06/11/96 01	15:56 0001 2347

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191688
IDENTIF. & REFERENCE

96 JUN 11 PM 3:
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1050182