This Instrument Prepared By:
Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

BOOK 10116 PG 951 Box 40-A

ADDRESS NEW OWNER:
Ricky L. Johnson
4119 Sneed Road
Nashville, TN 37215

SEND TAX BILL:
To Owner

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
P.O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:
Map 116-16
Parcel 92

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David D. Dortch and wife, Ruth W. Dortch, ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Ricky L. Johnson, unmarried ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Wallace Subdivision, Part 1, of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to David D. Dortch and wife, Ruth W. Dortch, by deed from Robert Hilton Wickham, married, of record in Book 9672, page 272, Register's Office for Davidson County, Tennessee.

This is improved property known as 4119 Sneed Road, Nashville, TN 37215.

This conveyance is made subject to real estate taxes for the current year, which have been assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantors, do covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind themselves, their successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors 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 10th day of July, 1996.

X _____
David D. Dortch

X _____
Ruth W. Dortch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David D. Dortch and wife, Ruth W. Dortch, 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 foregoing instrument for the purposes therein contained. Witness my hand and official seal this 10th day of July, 1996.

_____
Notary Public

My Commission Expires: 1-20-99

The actual value or consideration, whichever is greater, for this transfer is $440,562.15.

X _____
AFFIANT

Subscribed and sworn to before me
this 10th day of July, 1996.

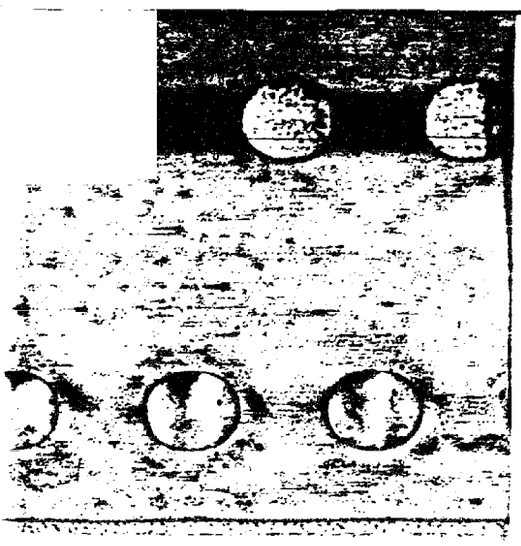
_____
NOTARY PUBLIC

My Commission Expires: 1-20-99

95 JUL 10 PM 2:18

U2502134

IDENTIF. & REFERENCE



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

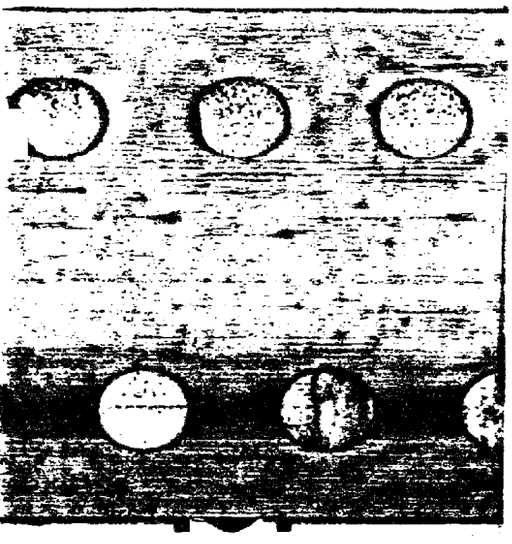
RECEIVED OF _____

FOR _____

BOOK 10116 PG 953

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 440562.15
CON TX 1630.22
PRFEE 1.00
WDEED 8.00
TOTAL 1639.22
CHECK 1639.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 14-28 3001 3617

0202134
IDENTIF. & REFERENCE

96 JUL 10 PM 2:18

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1061320