PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE CO. BOX #35 FILE #00280039

BOOK 10113 PG 449

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 19 96

Notary Public MICHELE M. COOPER

MY COMMISSION EXPIRES: MARCH 22, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, P.C., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Johnson (NAME)	REGIONS MORTGAGE, INC. (NAME)	MAP 149-02-0
2557 Oak Forest Drive (ADDRESS)	605 SOUTH PERRY STREET (ADDRESS)	PARCEL 075.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	MONTGOMERY, AL 36104 (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, John Michael O'Toole and wife, Teresa Lynne O'Toole

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Johnson and wife, Christy G. Johnson

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 Davidson County, Tennessee, being Lot No. 56 on the Plan of Oakwood Subdivision, Phase II, Section 1, of record in Plat Book 7900, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property ocnveyed to John Michael O'Toole and wife, Teresa Lynne O'Toole, by deed from Centex REal Estate Corporation of record in Book 8245, page 108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1996 and subsequent years, and to restrictions and easements of record.

0202701
IDENTIF. & REFERENCE

96 JUL 11 PM 1:52

unimproved ( )
This is improved (X) property, known as 2557 Oak Forest Drive, Antioch, Tennessee 37013
(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 our hand s this 10th day of July 19 96

John Michael O'Toole
By: John Michael O'Toole
John Alan Bartow, Attorney-in-fact

By: John Alan Bartow, Attorney-in-fact

Teresa Lynne O'Toole
By: Teresa Lynne O'Toole
John Alan Bartow, Attorney-in-fact

By: John Alan Bartow, Atty-in-fact

STATE OF TENNESSEE

BOOK 10113 PG 450

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Michael O'Toole and wife, Teresa Lynne O'Toole

the bargainor s, with whom I am personally acquainted or 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 Brentwood, Tennessee, this 10th day of July 19 96.

Commission expires _____

_____
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 DAVIDSON

4238 07/11 0101 03CHECK 479.90

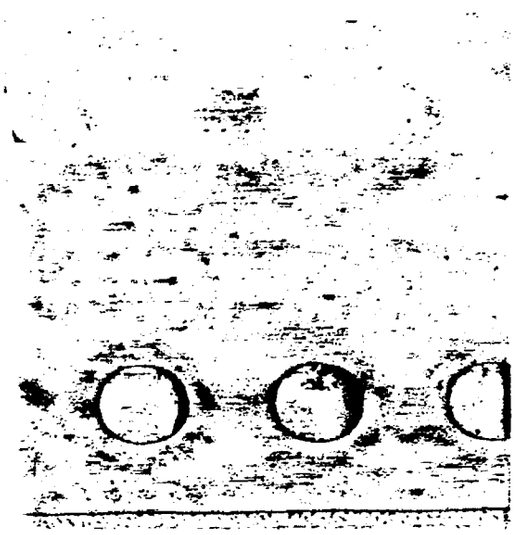
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John Alan Bartow with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of John Michael O'Toole and Teresa Lynne O'Toole and who acknowledged thathe executed the same as the free act and deed of saidJohn Michael O'Toole and Teresa Lynne O'Toole.

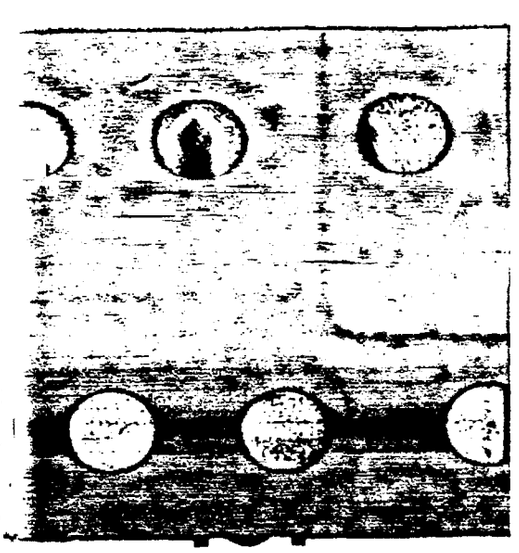
Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 19 96.

My Commission Expires:27 November, 1999

Charles A. Sullivant

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





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

RECEIVED OF _____

FOR _____

BOOK 10118 PG 451

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
127000.00
CON TX 469.90
PRFEE 1.00
WDEED 8.00
TOTAL 478.90
CHECK 478.90
07/11/95 01 13:53 0001 4238

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202701
IDENTIF. ↑ REFERENCE

95 JUL 11 PM 1:52
REGISTER
DAVIDSON CO. TN.

No. 1061935