PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 38036
Dav. Co. File: Box 8

BOOK 10131 PG 651

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard L. Rhea LaRawn Scaife 2112 Woodlawn Drive Nashville, TN 37212	Capital Bank & Trust Company 1820 West End Avenue Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 104-15-410 24W 11235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Johnson Properties, a general partnership composed of Lee Ensign Johnson, III, Michael Owen Johnson, Stephen Lloyd Johnson and Susan Carl Johnson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard L. Rhea and LaRawn Scaife, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 49 on the plan of Belair, of record in Book 332, page 6, Register's Office for said County.

SAID Lot No. 49 fronts 100 feet on the northerly margin of Woodlawn Avenue, formerly Belair Avenue and extends back between parallel lines, with the easterly margin of 24th Avenue South, formerly Rose Avenue 185 feet to a dead line.

BEING the same property conveyed to Johnson Properties, a general partnership composed of the Grantors by quitclaim deed from Lee Ensign Johnson, III, Michael Owen Johnson, Stephen Lloyd Johnson and Susan Carol Johnson of record in Book 9220, page 962, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 2112 Woodlawn Drive, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of July, 1996.

Johnson Properties, By:
Michael Owen Johnson,
Managing Partner

BOOK 10131 PG 652

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared **Michael Owen Johnson**, to me known (or proved to me on the basis of satisfactory evidence),and who, upon oath, acknowledged and was identified as managing partner of Johnson Properties, a Tennessee general partnership, the within named bargainor, a Tennessee limited partnership, and acknowledged the execution of the foregoing instrument as such managing partner for the purposes therein contained.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 272000.00

Affiant

Sworn and subscribed before me on the 23rd day of July, 1996.

My Commission Expires: _____ Notary Public

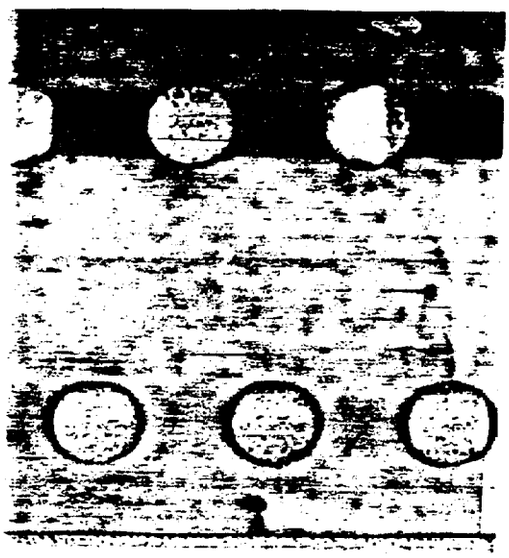
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

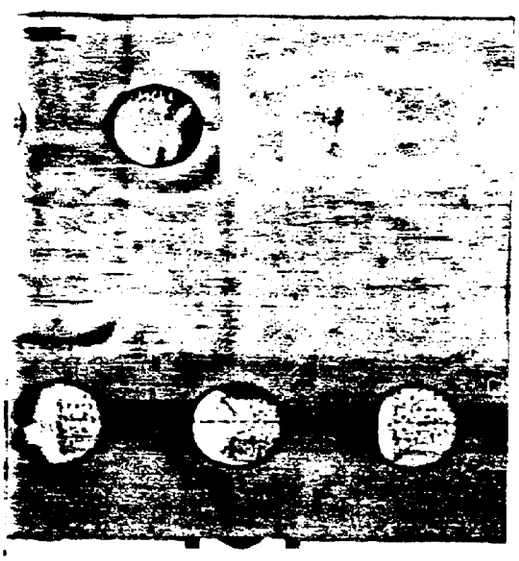
0207047

96 JUL 25 AM 9:37

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3980 07/25 0101 03CHECK 1015.40





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

RECEIVED OF _____

FOR _____

BOOK 10131 PG 653

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 272000.00
CON TX 1006.40
PRFEE 1.00
WDEED 8.00
TOTAL 1015.40
CHECK 1015.40

07/25/96 01 09:40 0001 8980

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207047
IDENTIF. ^ REFERENCE

96 JUL 25 AM 9:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1066601