22

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Dennis K. Moreno 204 CHAMBERLIN ST. NASHVILLE, TN 37209	104-1-120 11W-80965	FIRST AMERICAN NATIONAL BANK FIRST AMERICAN CENTER NASHVILLE, TN 37237
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (WND) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **James E. Johnson and wife, Mary Alice Johnson** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Dennis K. Moreno*** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

* UNMARRIED

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties and assumed by Grantee.

2. Right-of-Way easement reserved and granted to TVA in deed of record in Book 1291, page 40, Register's Office for Davidson County, Tennessee.

This is improved property, known as 204 ~~Chamberlain~~ CHAMBERLIN DEM Street, Nashville, Davidson County, Tennessee. 37209

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Dennis K. Moreno
Affiant

Subscribed and sworn to before me this 26TH day of July, 1996.

Notary Public I. DYKE TATUM
My Commission Expires: 07/26/97

NOTARY PUBLIC AT LARGE

0362958.01
110061-000 07/25/96

IN WITNESS WHEREOF, the Grantor has executed this Deed this 26th day of July, 1996.

James E. Johnson

James E. Johnson

Mary Alice Johnson

Mary Alice Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Johnson and wife, Mary Alice Johnson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26th day of July, 1996.

Carol A. Dodson

NOTARY PUBLIC

My Commission Expires: 11-20-96

0362958.01
110061-000 07/25/96

EXHIBIT A

BOOK 10134 PG 129

(Legal Description)

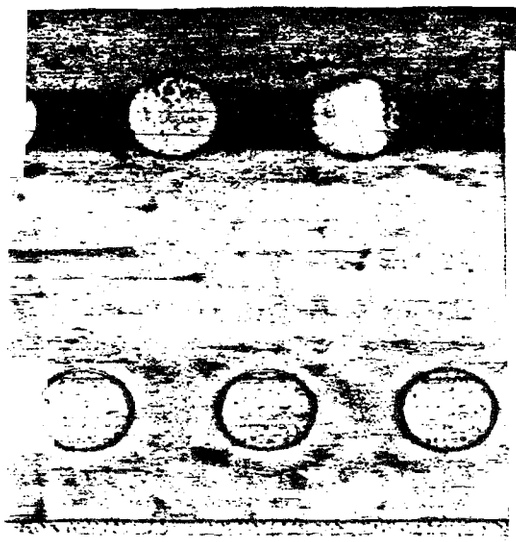
LAND in Davidson County, Tennessee, being Lot No. 33, of Block 26, on the Map of Subdivision of Plummer Place and Part of Block Nos 3, 8, 13, 18 and 23 in Charlotte Park 2nd Addition to Nashville, of record in Book 161, page 39, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

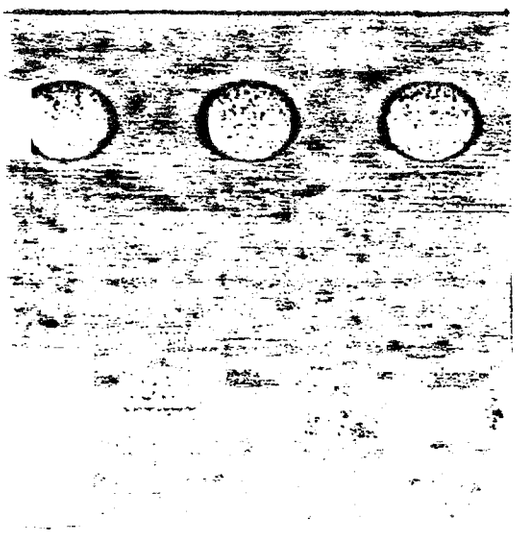
Being part of the same property conveyed to James E. Johnson and wife, Mary Alice Johnson, by deed from A. J. Johnson and wife, Nora Johnson, of record in Book 2963, page 425, Register's Office for Davidson County, Tennessee.

0207813
IDENTIF. # REFERENCE

96 JUL 26 PM 1:58
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 0723 0101 03CHECK





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

RECEIVED OF _____

FOR _____

BOOK 10134 PG 130

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 198.00
				CHECK 198.00
			07/26/96 01	14:04 0001 9806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207813
IDENTIF. ↑ REFERENCE

96 JUL 26 PM 1:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1067415