24

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Andre R. Johnson	Ford Consumer Finance, Inc.	MAP and PARCEL
	Attn: Tax Dept.	
212 Burwick Court	278 Franklin Road, Suite 120	151-01-O-A-029.00
Antioch, TN 37013	Brentwood, TN 37027	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 10162 PG 518

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ronald M. Robison, by and through my lawful attorney-in-fact, Andrea D. Robison, by and through her Sub-Agent, Sherri Hoskins, and wife, Andrea D. Robison, by and through my attorney-in-fact, Sherri Hoskins**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Andre R. Johnson, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot Number 29 on the Plan of Chatham Pointe, of record in Plat Book 6900 at page (s) 444 thru 447, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Ronald M. Robison, married, by warranty deed from Kenneth Victory, d/b/a Kenneth Victory Construction, a married person, of record in Book 9033, Page 25, Register's Office, Davidson County, Tennessee. See also Deed to Create Tenancy by the Entirety to Ronald M. Robison and wife, Andrea D. Robison of record in Book 9108, page 976, said Register's Office.

This is property with a common address of 212 Burwick Court, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6900, Pages 444-447, said Register's office and all matters therein; 3) Declaration of Covenants, Conditions and Restrictions of record in Book 7358, Page 656, as amended and superseded in Book 7538, Page 792, as amended in Book 7599, Page 812, and in Book 8667, Page 381, and those as shown on the plat of record in Book 6900, Pages 444-447, said Register's office; 4) By-Laws of record in Book 8679, Page 446, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $126,000.00

Affiant

Subscribed and sworn before me this 13th day of August, 1996.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 5-23-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 10162 PG 549

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **13th** day of **August, 1996**.

Ronald M. Robison
Ronald M. Robison

BY: Andrea D. Robison, Attorney-in-Fact
Andrea D. Robison
Attorney-in-Fact

BY: Sherri Hoskins, Sub-Agent
Sherri Hoskins
Sub-Agent

Andrea D. Robison
Andrea D. Robison

BY: Sherri Hoskins, Attorney-in-Fact
Sherri Hoskins
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Sherri Hoskins**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument as the free act and deed of the said **Andrea D. Robison**, for the purposes therein contained by virtue of a Specific Durable Power of Attorney to Sell Land duly executed by the said **Andrea D. Robison**, and recorded simultaneously herewith, and who further acknowledged that she executed the foregoing (WARRANTY DEED) instrument as the free act and deed of the said **Andrea D. Robison**, for the purposes therein contained, and for the purposes granted to the said **Andrea D. Robison** under that one certain Limited Power of Attorney executed by **Ronald M. Robison** and appearing of record in Book 10066, Page 59, said Register's Office, pursuant to the authority granted unto **Sherri Hoskins** as Sub-Agent by virtue of that one certain Specific Delegation of Power to Sell Land by Attorney-in-Fact Under Durable Power of Attorney executed by **Andrea D. Robison** and recorded simultaneously herewith.

WITNESS MY HAND AND OFFICIAL SEAL, on this the **13th** day of **August, 1996**.

NOTARY PUBLIC

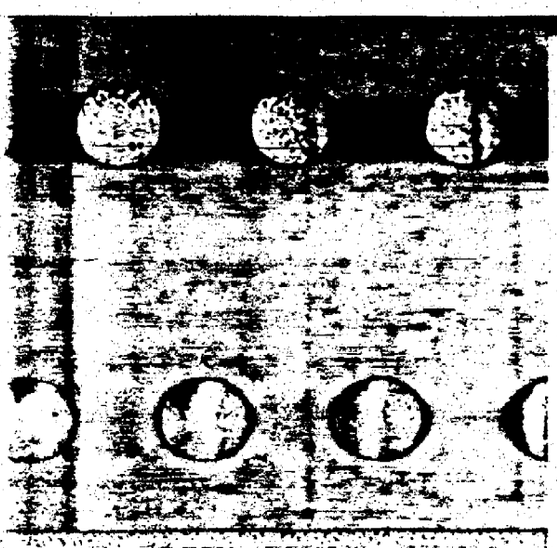
My commission expires: 5/23/98

9608-332

96 AUG 21 AM 9:20
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

9170 08/21 0101 03CHECK 475.20

02 16542
IDENTIFICATION REFERENCE







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

RECEIVED OF _____

FOR _____

BOOK 10162 PG 550

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	
				126000.00
			CON TX	466.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	475.20
			CHECK	475.20
08/21/96	01		09:22 0001	9170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216542
IDENTIFICATION REFERENCE

96 AUG 21 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021731