File 14115
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
5401 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10170 PG 109

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. MILTON JOHNSON (NAME)	NEW OWNER (NAME)	Map 130-8
4329 Estes Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 21
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 7DA32770

FOR AND IN 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, DONALD E. WILLIAMS AND WIFE, NANCY V. WILLIAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. MILTON JOHNSON AND WIFE, DENICE D. JOHNSON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 1 on the Plan of Oldfield/Williams Subdivision, as of record in Plat Book 6050, page 181, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Donald E. Williams and wife, Nancy V. Williams by deed from W. J. Davis, Jr. and wife, Juanita S. Davis of record in Book 5460, page 897, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes for 1996 which have been prorated and assumed by the Grantees; (2) Easement of record in Book 4403, page 115; and (3) All matters appearing on the plan of record in Plat Book 6050, page 181, Register's Office for Davidson County, Tennessee.

0218965
IDENTIF. & REFERENCE

96 AUG 28 AM 10:24

REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 4329 Estes Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 22nd day of August, 19 96

Donald E. Williams
DONALD E. WILLIAMS

Nancy V. Williams
NANCY V. WILLIAMS

BOOK 10170 PG 110

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD E. WILLIAMS AND WIFE, NANCY V. WILLIAMS with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 22nd day of August, 19 96.

My commission expires 11/26/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 632,500.00

R. Milton John
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 19 96.

MY COMMISSION EXPIRES: 11/26/96 (AFFIX SEAL)

Notary Public

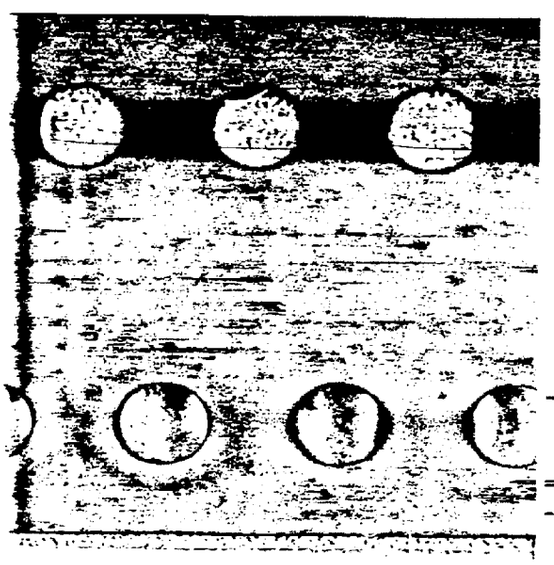
WARRANTY DEED

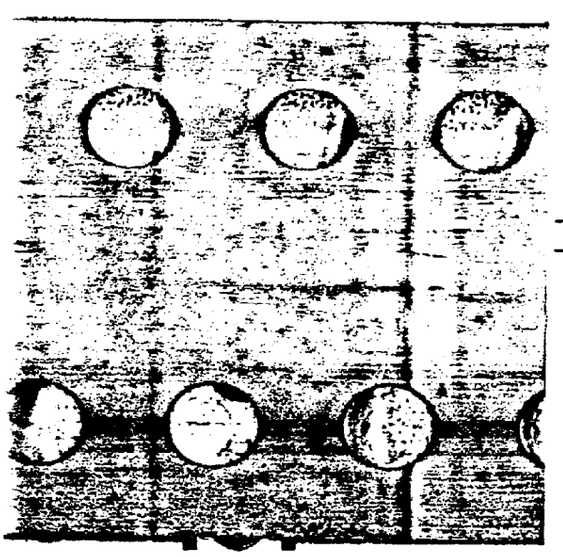
FROM
DONALD E. WILLIAMS AND WIFE,
NANCY V. WILLIAMS

TO
R. MILTON JOHNSON AND WIFE,
DENICE D. JOHNSON

17329 08/28 0101 03CHECK 2349.25

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____ BOOK 10170 PG 111

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 632500.00
CON TX 2340.25
PRFEE 1.00
WDEED 8.00
TOTAL 2349.25
CHECK 2349.25
08/28/96 01 10:29 0001 1739

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218965
IDENTIF. ↑ REFERENCE

96 AUG 28 AM 10:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1024274