BOOK 10176 PG 818

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MAIL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 149,000.00

Brian P. Johnson
Affiant

Subscribed and sworn to before me, this 27th day of August 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
BRIAN P. JOHNSON 7224 Birch Bark Drive Nashville, Tennessee 37221	PNC Mortgage Corp. 440 North Fairway Drive Vernon Hills, Illinois 60061	MAP 142-11 PARCEL 149

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY NINE THOUSAND AND NO/100-- ---------- ($ 149,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, STEVEN E. BYARS AND WIFE, GRETCHEN J. BYARS hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BRIAN P. JOHNSON AND WIFE, CECILE A. 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:

BEING Lot No. 3 on the Plan of Valley West, Section 6, of record in Book 5050, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Steven E. Byars and wife, Gretchen J. Byars, by deed from Robert D. Glasser and wife, Judith A. Glasser, of record in Book 9442, page 703, Register's Office for Davidson County, Tennessee.

0220892
IDENTIF. & REFERENCE

96 SEP -4 AM 9:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 7224 Birch Bark Drive, Nashville, Tennessee 37221

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Valley West Section 6 of record in Book 5050, page 60, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27th day of August, 19 96.

STEVEN E. BYARS

GRETCHEN J. BYARS

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 STEVEN E. BYARS AND WIFE, GRETCHEN J. BYARS, 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 this 27th day of August, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

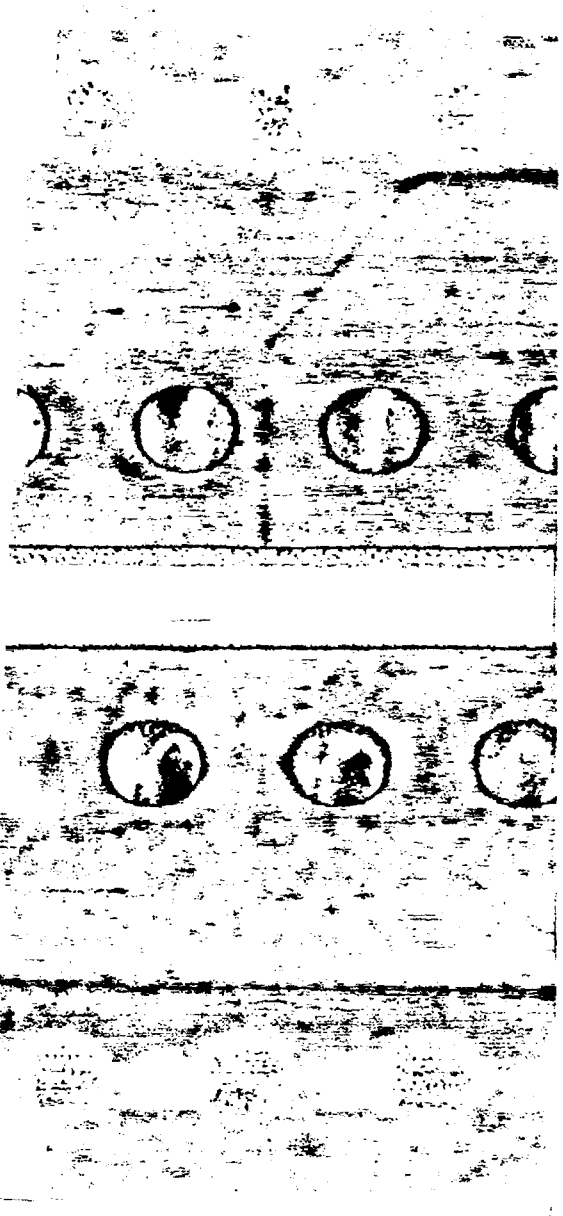
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

3817 09/04 0101 03CHECK 560-30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10176 PG 820

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	149000.00
			CON TX	551.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	560.30
			CHECK	560.30
09/04/96	01	09:49	0001	3B17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 SEP -4 AM 9:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0220892
IDENTIF. ← REFERENCE

No. 1026320