WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110 BOOK 10195 PG 430
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M. GRAY BOWEN (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	116-16
4004 Wallace Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 630005 (STREET ADDRESS)	141
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75263-0005 (CITY) (STATE) (ZIP)	

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, ROBERT MILTON JOHNSON AND WIFE, DENICE D. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. GRAY BOWEN

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. 4 on the Plan of Donna Heights, as of record in Plat Book 2083, page 17, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert Milton Johnson and wife, Denice D. Johnson by deed from Richard C. Smith of record in Book 7630, page 81, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumeb by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 2083, page 17, said Register's Office.

96 SEP 19 AM 8:21
FELIX Z. NELSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
02257.6

This is improved (XX) / unimproved ( ) property, known as 4004 Wallace Lane, 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 13th day of September, 1996

Robert Milton Johnson
ROBERT MILTON JOHNSON

Denice D. Johnson
DENICE D. JOHNSON

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10195 PG 431

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT MILTON JOHNSON AND WIFE, DENICE D. JOHNSON

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 13th day of September, 19 96.

My commission expires 11/20/96 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 $ 307,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September, 19 96.

MY COMMISSION EXPIRES: _____ _____
(AFFIX SEAL) Notary Public

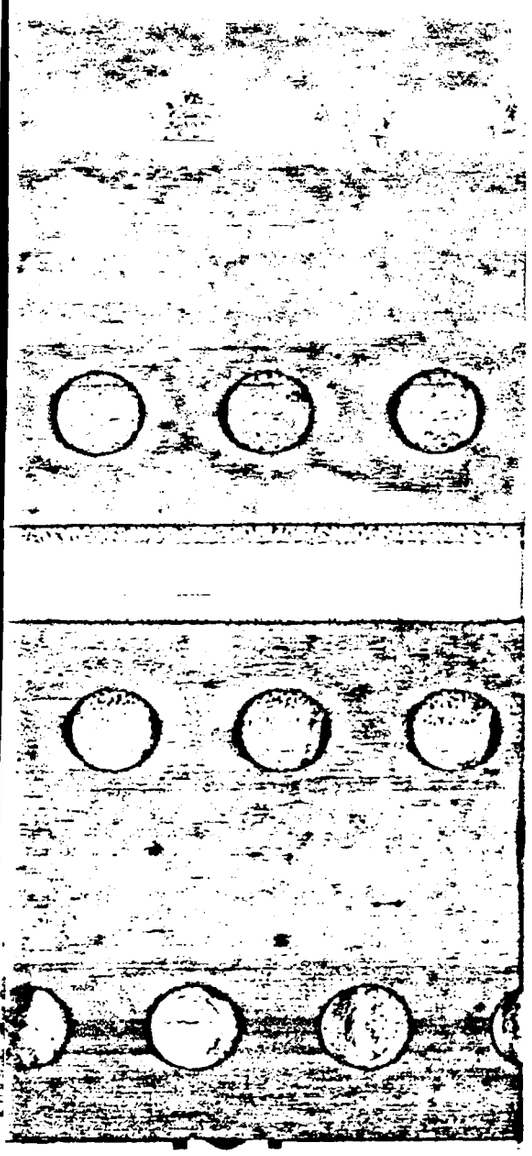
WARRANTY DEED

FROM ROBERT MILTON JOHNSON AND WIFE, DENICE D. JOHNSON

TO M. GRAY BOWEN

0076 09/19 0101 03CHECK 1144.50

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 10195 PG 432

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
			CHMT	307000.00
			CON TX	1135.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1144.90
			CHECK	1144.90
09/19/96	01		08:24 0001	0076

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226746
IDENTIFICATION REFERENCE

96 SEP 19 AM 8:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032502