11073-1

BOOK 10211 PG 188 2.14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JOHN A. GARDNER (NAME)	SOUTHEASTERN MORTGAGE (NAME)	MAP 083-9
1418 Woodland Street (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	PARCEL 426.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	23W-07072

FOR AND 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, WE, WILLIAM L. JOHNSON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN A. GARDNER, UNMARRIED

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:

LAND in Davidson County, Tennessee, being the northerly part of Lot No. 10 of Block "A" on the Plan of the Lindsley Home Place, as of record in Book 161, page 120, said Register's Office, and in Book No. 2, page 92, Chancery Court at Nashville, Tennessee, described as follows:
SAID part of Lot No. 10 fronts 50 feet on the southerly side of Woodland Street, and runs back between parallel lines, with the westerly margin of 15th Street 150 feet to a private alley.

BEING part of the same property conveyed to Roy L. Richardson and wife, Grace Evans Richardson, by Deed from Louise Price and husband, R. E. Price, of record in Book 767, Page 189, Register's Office for Davidson County, Tennessee. The said Roy L. Richardson and Grace Evans Richardson having since died. The property was vested in Glenna Johnson as the only surviving heir of Roy L. Richardson. The said Glenna Johnson having quitclaimed her interest in the property to William Lee Johnson by deed of record in Book 5963, page 175, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (X) unimproved ( ) property, known as 1418 Woodland Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 30th day of September 19 96

WILLIAM L. JOHNSON

BOOK 10211 PG 189

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 WILLIAM L. JOHNSON, UNMARRIED

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE Tennessee, this 30th day of September 19 96.

Commission expires 7/24/97

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

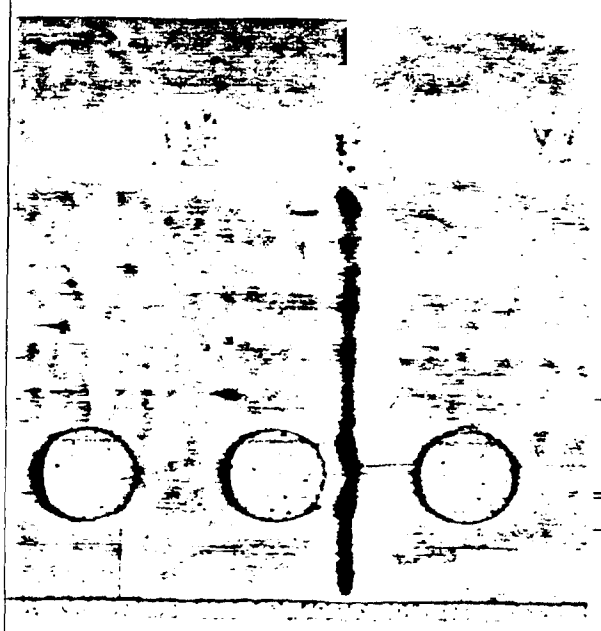
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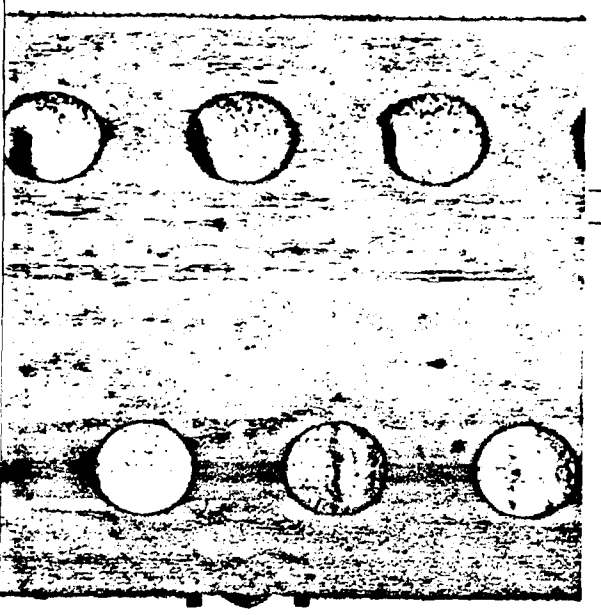
IDENTIFICATION REFERENCE

96 OCT -2 AM 9:09

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

5349 10/02 11:01 03CHECK 408.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10211 PG 190

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	108000.00
			CON TX	399.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	408.60
			CHECK	408.60
10/02/96	01	09:10	0001	5348

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231731
IDENTIFICATION REFERENCE

96 OCT -2 AM 9:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1072431

No. [redacted]