WARRANTY DEED

BOOK 10215 PG 293

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Dennis Neil Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October 19 96.

Carolyn Adams
Notary Public

MY COMMISSION EXPIRES: 4/20/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DENNIS NEIL JOHNSON (NAME)	SAME (NAME)	MAP 72-05
102 Tyne Bay Drive (ADDRESS)	(ADDRESS)	PARCELS 77 & 167
Hendersonville, Tn 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, CODY E. RICHARDSON, JR. AND WIFE, MARILYN C. RICHARDSON AND MELVIN C. SPAIN, JR. AND WIFE, EDIE W. SPAIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENNIS NEIL JOHNSON AND WIFE, SANDRA 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:

TRACT NO. I:
Being Lot No. 1 on the Plan of Cody Richardson Subdivision of record in Plat Book 6050, page 186, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

TRACT NO. II:
Being Lot No. 2 on the Plan of Cody Richardson Subdivision of record in Plat Book 6050, page 186, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Cody E. Richardson, Jr. and wife, Marilyn C. Richardson and Melvin C. Spain, Jr. and wife, Edie W. Spain by Quitclaim Deed from Ralph G. Hanning and wife, Maureen E. Hanning of record in Book 7438, page 343, Register's Office for Davidson County, Tennessee. Originally being the same property conveyed to Cody E. Richardson, Jr. and wife, Marilyn C. Richardson, Melvin C. Spain, Jr. and wife, Edie W. Spain and Ralph G. Hanning and wife, Maureen E. Hanning by deed of record in Book 6773, page 881, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 908A & B, 908 C & D ELVIRA AVE., NASHVILLE, TN 37216
(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 our hand s this 2nd day of October 19 96

Cody E. Richardson
CODY E. RICHARDSON, JR.

Mel C. Spain, Jr.
MELVIN C. SPAIN, JR.

Marilyn C. Richardson
MARILYN C. RICHARDSON

Edie W. Spain
EDIE W. SPAIN

BOOK 10215 PG 294

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 CODY E. RICHARDSON, JR. AND WIFE, MARILYN C. RICHARDSON AND MELVIN C. SPAIN, JR. AND WIFE, EDIE W. SPAIN

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 at GOODLETTSVILLE, Tennessee, this 2nd day of October, 19 96.

Commission expires 11/20/96

Notary Public

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

IDENTIFICATION REFERENCE

02328833

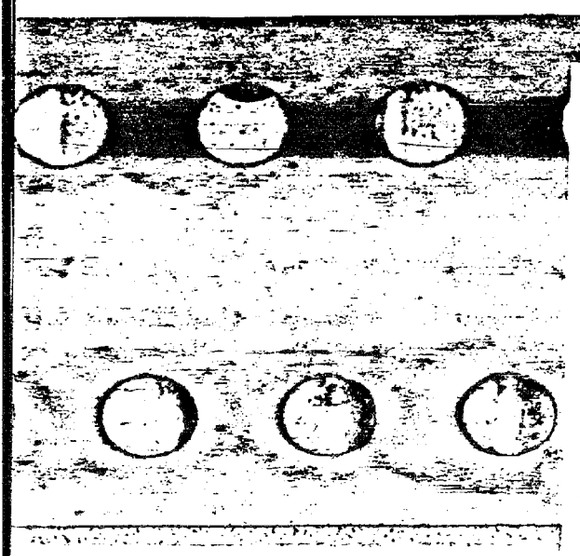
96 OCT -4 AM 8:29

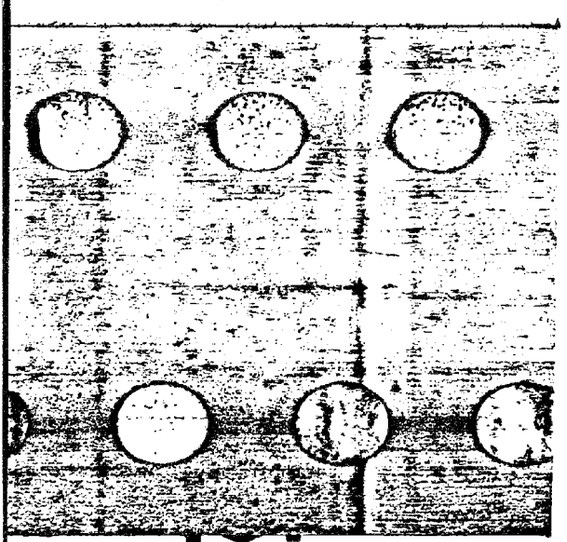
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

5535 10/04 02:01 03CHECK

453.00





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

RECEIVED OF _____

FOR _____

BOOK 10215 PG 295

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 120000.00
				CON TX 444.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 453.00
				CHECK 453.00
			10/04/96 01	08:31 0001 6535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0232833
IDENTIF. & REFERENCE

96 OCT -4 AM 8:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073609

No. [redacted]