BK/10232PG962

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 19 96.

Notary Public

MY COMMISSION EXPIRES: April 25, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan P. Baldwin (NAME)	FT Mortgage Companies d/b/a (NAME)	MAP 87
4243 Central Pike (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 57
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Kevin J. Johnson and wife, Donna Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryan P. Baldwin

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 a tract of land situated in the Fourth Civil District of said County on the north side of Central Pike, Hermitage, Tennessee, more particularly described as follows:

Beginning at the southeast corner of the property owned by Robert Sircy and wife, Alene, and running thence in a northerly direction 412 feet to the northeast corner of the said Robert Sircy property; thence in an easterly direction 100 feet to a point, thence 412 feet in a southerly direction along the western boundary of the Harry Nichols property; to the Central Pike, thence in a westerly direction along the said Central Pike to the point of beginning, being 100 feet, containing approximately 1 acre, more or less.

BEING the same property conveyed to Kevin J. Johnson by deed from Doris H. Hayes of record in Book 7582, Page 72, Register's Office for Davidson County, Tennessee. Donna Johnson herein joins to convey any and all rights and interests she may have, if any.

This is the same description as in previous deed of record.

This conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This is unimproved ( ) improved (X) property, known as 4243 Central Pike, Hermitage, Tennessee 37076
(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 21st day of October 19 96

Kevin J. Johnson

Donna Johnson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin J. Johnson and wife, Donna Johnson

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 Mt. Juliet, Tennessee, this 21st day of October, 19 96.

Commission expires April 25, 1998

Notary Public

LOUISE N. TYREE NOTARY PUBLIC AT LARGE WILSON CO. 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_____.

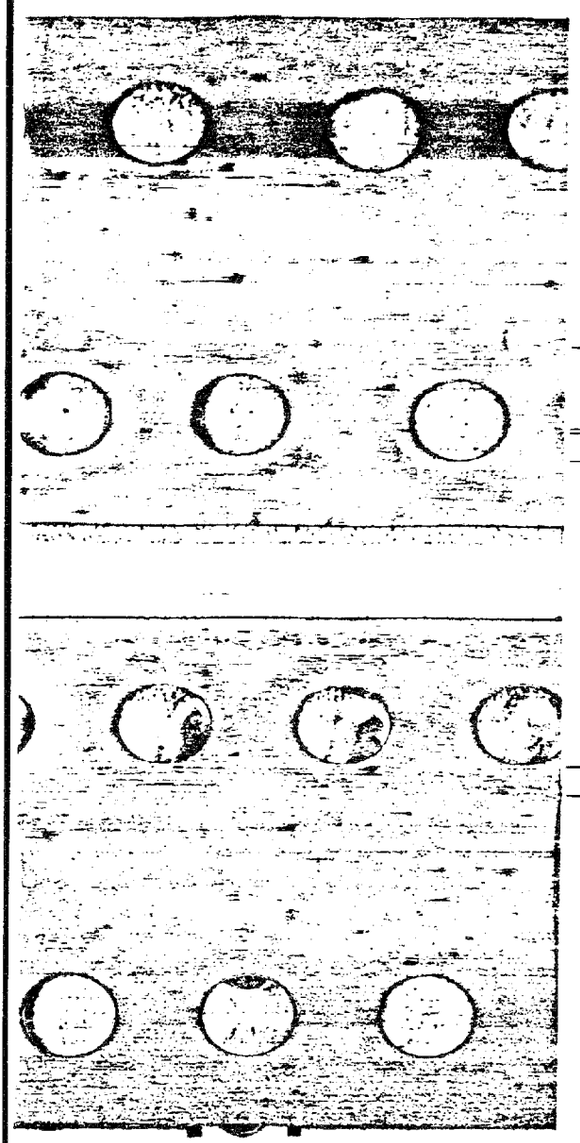
My commission expires _____

_____
Notary Public

3113 10/23 0101 03CHECK 203.25

0238981
IDENTIF. A REFERENCE

96 OCT 23 AM 8:20
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10233 PG 964

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	52500.00
CON TX	194.25
PRFEE	1.00
WDEED	8.00
TOTAL	203.25
CHECK	203.25

10/23/96 01 08:19 0001 3113

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0238981
IDENTIF. # REFERENCE

96 OCT 23 AM 8:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1080094

No [redacted]