Box 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES OCT 9 1999

STATE OF TENNESSEE BOOK 10308 PG 399
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,500.00

X William A. Nowlin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 19 96

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Nowlin	GMAC Mortgage Corporation	164-15
(NAME)	(NAME)	
12457 Old Hickory Blvd.	8360 Old York Road	6
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Akins Park, PA 19117-1590	2D 30660
(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, Gerald M. Johnson and wife, Bonnie I. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Nowlin and wife, Donna M. Nowlin

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 the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 54 on the Plan of Cimarron Subdivision of the Issaac Whitworth Property, not of record, described according to a survey made by W.B. Southgate Surveyor, July 9-10, 1941, as follows:

Beginning in the center of Old Hickory Boulevard at a railroad spike located 1133 feet more or less, northeast of the center line of the Murfreesboro Pike, being a corner of the property conveyed to Virginia H. Reet et al, by deed from May E. Frierson, of record in Book 1306, Page 515, Register's Office for said County, thence with said Reed's Easterly line south 8 1/2 deg. east 596 feet to the northerly line of Lot No. 7; thence with the northerly line of lots Nos. 7 and 8 Eastwardly 334.5 feet to the corner of Lots Nos. 54 and 55; thence with the line between said two lots northwardly 662 feet to the center of Old Hickory Boulevard; thence with the center of said Boulevard Westwardly 390 feet to the beginning.

Being the same property conveyed to Gerald M. Johnson and wife, Bonnie I. Johnson by deed of record in Book 5089, Page 147, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 12457 Old Hickory Blvd., Antioch, TN 37013
(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 hands this 31st day of December, 1996

Gerald M. Johnson

Bonnie I. Johnson

DCTN01WC

BOOK 10303 PG 400

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 Gerald M. Johnson and wife, Bonnie I. 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 Antioch, Tennessee, this 31st day of December 19 96

Commission expires October 9, 1999

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

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

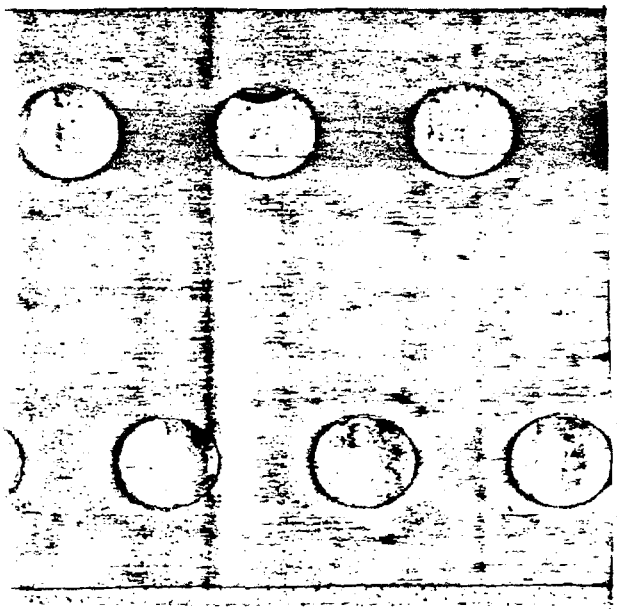
IDENTIFICATION REFERENCE
0260922

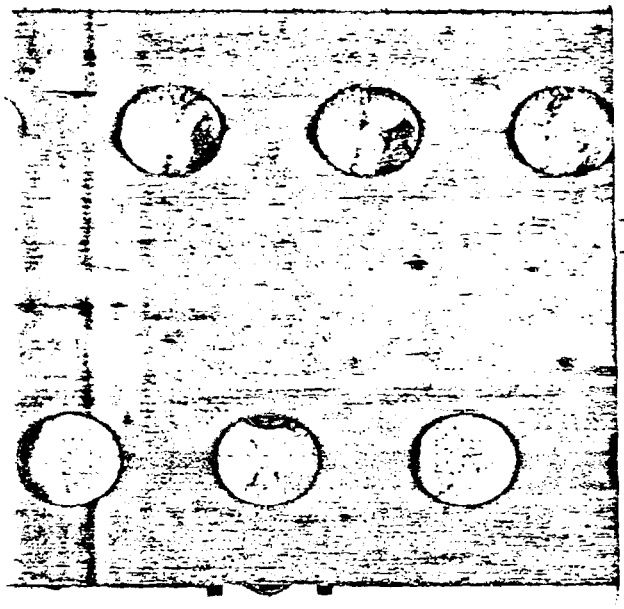
97 JAN -2 AM 11:12
DAVIDSON COUNTY, TN.

1375 01/02 0101 03CHECK

35.50

DCTN01WC





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

RECEIVED OF _____

FOR _____

FELIX 10308 PG 401

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 123500.00	
			CON TX 456.95	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 465.95	
			CHECK 465.95	
01/02/97	01	11:13 0001	1375	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260922
IDENTIF. REFERENCE

97 JAN -2 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103923