FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE BK/PG 10310/260
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean M. Johnson	SunTrust Bank, Nashville, N.A.	MAP 147-16
(NAME)	(NAME)	
4922 Raywood Lane	P.O. Box 305110	PARCEL 123
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37230-5110	
(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, Ruth S. Bozman and Jerry W. Bozman and Charles E. Bozman, Sr. and Violet J. Hughes, and Lois M. Mealer, Heirs of Edward J. Bozman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dean M. Johnson and wife, Rosalind C. 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:

BEING Lot No. 213, on the plan of Fairlane Park, Section III, of record in Plat Book 2331, Page 145 and 146, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Edward J. Bozman and wife, Alberta C. Bozman by deed from Melpar Homes, Inc., of record in Book 2706, Page 479, Register's Office for said County. Edward J. Bozman and wife, Alberta C. Bozman now being deceased.

This conveyance is subject to Restrictive Covenants of record in Book 2598, Page 491, amended by Book 2702, Page 49, Register's Office for said County.

97 JAN -3 PM 1:30
LIKA C. ELROD, REGISTER
DAVIDSON COUNTY, TN.

0261374 IDENTIFICATION REFERENCE

This is improved (X) unimproved ( ) property, known as 4922 Raywood Lane, Nashville, TN 37211
(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 31st day of December 19 96

Ruth S. Bozman

Charles E. Bozman, Sr.

Jerry W. Bozman

Violet J. Hughes

Lois M. Mealer

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 Ruth S. Bozman and Jerry W. Bozman and Charles E. Bozman, Sr. and Violet J. Hughes, and Lois M. Mealer, Heirs of Edward L. Bozman

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 Nashville, Tennessee, this 31st day of December, 19 96.

Commission expires January 20, 1999

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 _____.

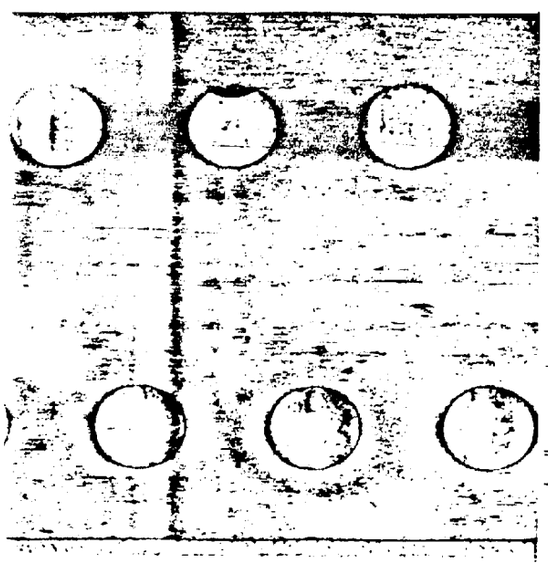
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

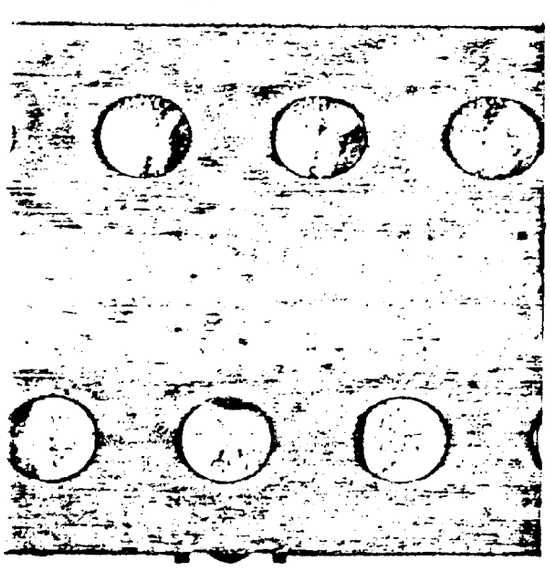
My commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

1853 01/03 0101 03CHECK 312.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10310 PG 262

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 82000.00
				CON TX 303.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 312.40
				CHECK 312.40
01/03/97	01	13:32	0001	1853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0261374

IDENTIFICATION REFERENCE

97 JAN -3 PM 1:30

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1104398