WARRANTY DEED

BOOK 10319 PG 26

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 19 97

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DORRIS WILLIAM JOHNSON (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	119-5-244
104 LUTIE STREET (ADDRESS)	1100 CORPORATE CENTER DRIVE (ADDRESS)	06DA-14337
NASHVILLE, TN 37210 (CITY) (STATE) (ZIP)	RALEIGH, NC 27607-5066 (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, MILDRED W. DAVIS AND GLORIA W. LUTTRELL AS CO-TRUSTEES OF THE WOODROOF FAMILY TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DORRIS WILLIAM JOHNSON, AN UNMARRIED MAN

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 Lot No. 143, on the Plan of Subdivision of Lots 3 and 4 and parts of 5 and 6, CUMBERLAND NURSERIES, of record in Book 332, page 148, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to MILDRED W. DAVIS AND GLORIA W. LUTTRELL AS CO-TRUSTEES OF THE WOODROOF FAMILY TRUST, by deed from Gloria W. Luttrell and Mildred W. Davis, Executrixes of the Estate of Hettie Woodroof, Deceased, of record in Book 7115, page 912, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated December 27, 1996, made by:
JOHN B. KOHL, III, License No. 100
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue, South
Nashville, TN 37203

97 JAN 14 AM 11:16
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
0263940

unimproved ( )
This is improved (X) property, known as 104 LUTIE STREET, NASHVILLE, TN 37210
(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 10th day of January 19 97

Mildred W. Davis
MILDRED W. DAVIS, TRUSTEE

Gloria W. Luttrell
GLORIA W. LUTTRELL, TRUSTEE

BOOK 10319 PG 27

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 MILDRED W. DAVIS AND GLORIA W. LUTTRELL AS CO-TRUSTEES OF THE WOODROOF FAMILY TRUST

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 10th day of January 19 97.

Commission expires November 27, 1999

J. PHILLIP JONES Notary Public

STATE OF TENNESSEE
COUNTY OF

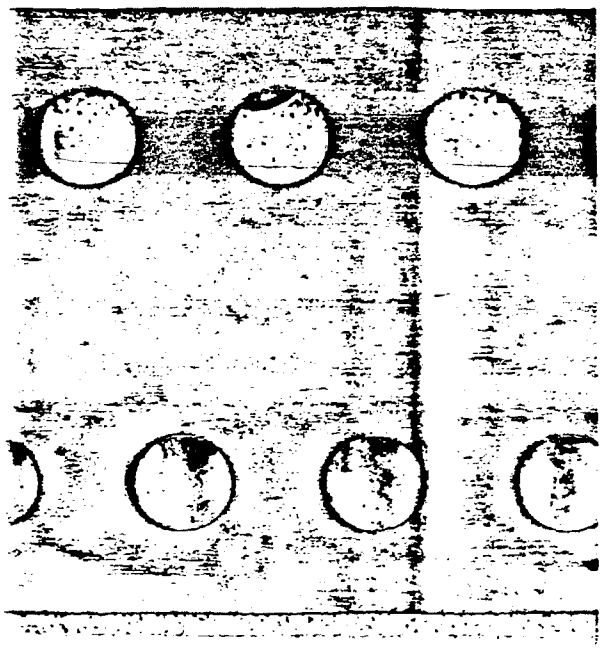
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

4578 01/14 0101 03CHECK 189.93



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

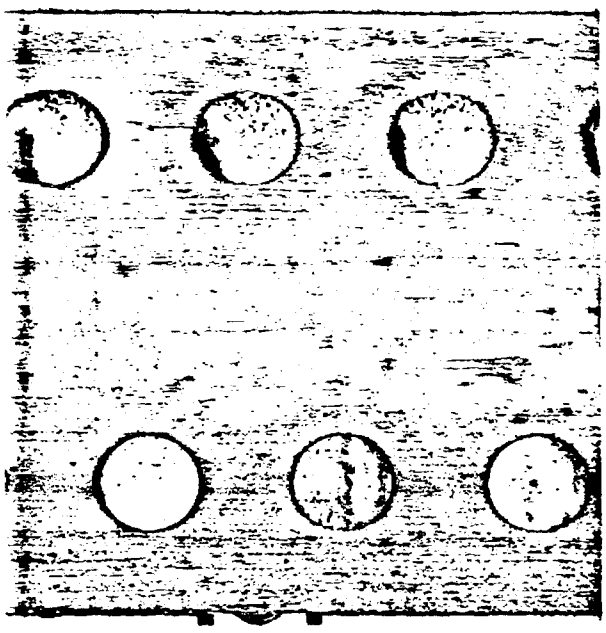
RECEIVED OF _____

FOR _____

BOOK 10319 PG 28

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	48900.00
CON TX	180.93
PRFEE	1.00
WDEED	8.00
TOTAL	189.93
CHECK	189.93

01/14/97 01 11:16 0001 4578

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0263940
IDENTIF. & REFERENCE

97 JAN 14 AM 11:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1107088