BOOK 10326 PG 267 Box 1

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1/17/97.

Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy A. Johnson	Franklin American Mortgage Company	176-18
(NAME) 4444 LaVergne Couchville Pike	(NAME) 214 Overlook Court, #150	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, TN 37027	
(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, W.L. BAINBRIDGE, INC., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TROY A. JOHNSON AND WIFE CYNTHIA L. 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:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Hickory Woods Section A of record in Plat Book 6900, Page 511, and corrected in Book 7582, Page 167, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to W.L. Bainbridge, Inc. by deed of record in Book 10137, Page 602, 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 (X) property, known as 4444 LaVergne Couchville Pike, 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 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 17th day of January, 1997.

W.L. Bainbridge, Inc.
By:
W.L. Bainbridge, President

Attest:

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, personally appeared W.L. Bainbridge and with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the President and, respectively, of the W.L. Bainbridge, Inc., the within-named bargain, and corporation, and that they as such President and, being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said W.L. Bainbridgeas such President, and attesting the same by the said as such.

Witness my hand and official seal at Antioch , Tennessee this 17th day of January, 1997

Commission expires: October 9, 1999

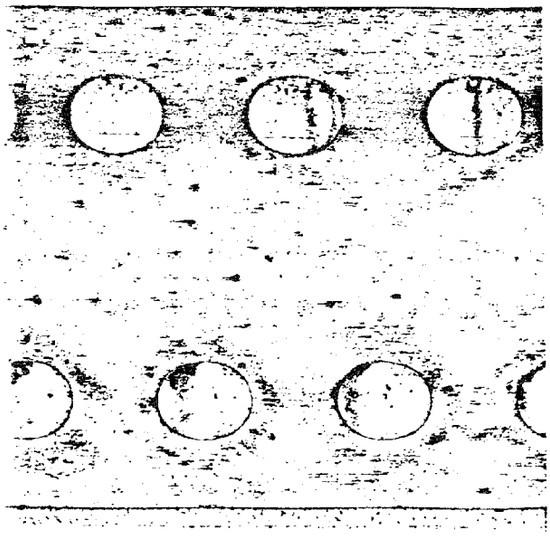
NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

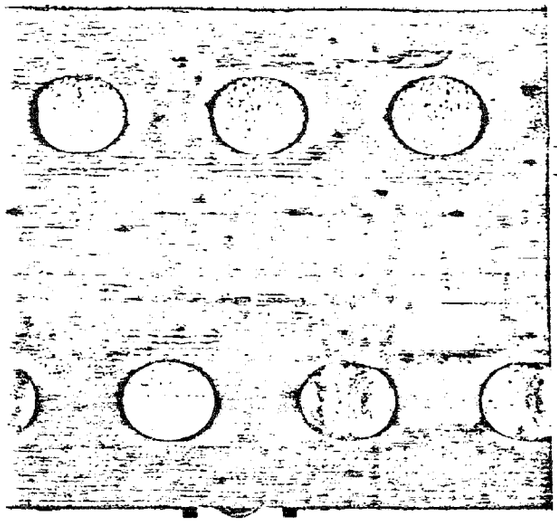
Lori Holloway Notary Public

0266070 IDENTIF. & REFERENCE

97 JAN 22 PM 2:15 REGISTER DAVIDSON COUNTY, TN.

97/01/22 0101 03CHECK 465-58





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

RECEIVED OF _____

FOR _____

BOOK 10326 PG 268

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
				123400.00
				CON TX 456.58
				PRFEE 1.00
				WDEED 8.00
				TOTAL 465.58
				CHECK 465.58
01/22/97	01			14:16 0001 6853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0266070 IDENTIF. # REFERENCE

97 JAN 22 PM 2:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1108837