THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 10338 PG 977

OUR FILE NUMBER: R-5886J

MAP/GROUP/PARCEL
071-16-0-121.00

NEW OWNER'S NAME AND ADDRESS:
David J. Johnson and wife,
Leta G. Johnson
6202 Loredo Avenue
Nashville, TN 37209

Send tax Bills to:
David Johnson
914 Lake Park Drive
Gallatin, TN. 37066

SEND TAX BILLS TO:
New Owners

SPECIAL WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Transamerica Financial Services Company, hereinafter called Grantor, does hereby transfer and convey unto David T. Johnson and wife, Leta G. Johnson, their heirs and assigns, hereinafter called Grantees, property described as follows:

Being Lot No. 21 on the Map of Moss Wood Subdivision of record in Book 2663, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to grantor herein by Substitute Trustees Deed of record in Record Book 10056, Page 136, and re-recorded in Book 10280, Page 816, Register's Office for ~~Sumner~~ DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees.

GRANTORS covenants with the said Grantees that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extend otherwise set forth herein.

Grantors do further covenant and bind themselves, and their successors and assigns, to warranty and forever defend the title to the Property to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

TransAmerica Financial Services

Buddie R. Sanders

By: Buddie R. Sanders, Assistant Secretary

97 FEB -4 AM 10:08

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0269871

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Minnesota
Hennepin

BK 1033 PG 978

PERSONALLY appeared before me, the undersigned authority, Buddie R. Sanders, Assistant Secretary for TransAmerica Financial Services with whom I am personally acquainted, and made oath that he as such Assistant Secretary with full power and authority so to do executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in ~~Hendersonville, TN~~ Minneapolis, Mn. on this the 10 day of December, 1996.

NOTARY PUBLIC Kristen Moris

MY COMMISSION EXPIRES:
01-31-00

KRISTEN MORIS
NOTARY PUBLIC-MINNESOTA
HENNEPIN COUNTY
My Comm. Expires Jan. 31, 2000

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $39,900.00.

AFFIANT

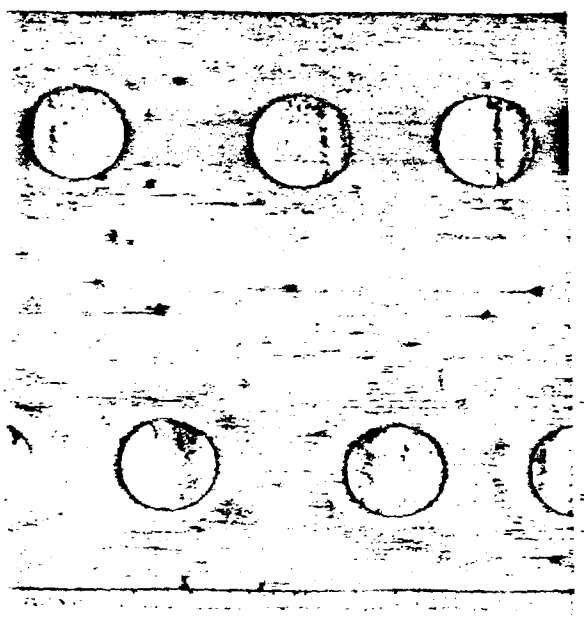
Sworn to and subscribed before me, this the 11th day of December, 1996.

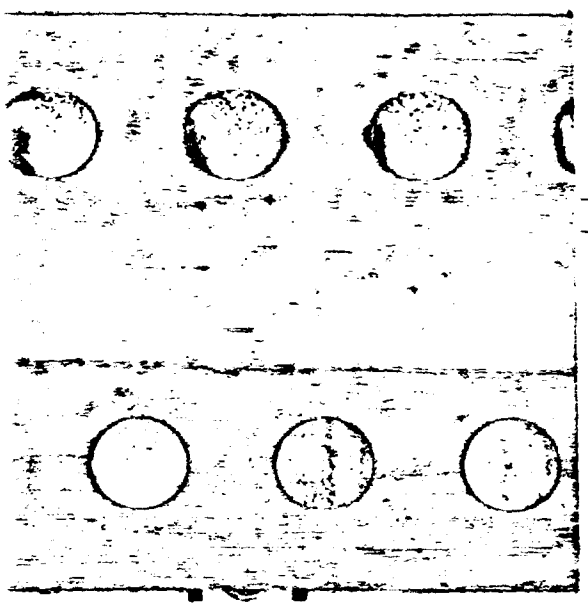
NOTARY PUBLIC

My Commission Expires:
4-15-2000

JANET L. ADAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

2896 02/04 0101 03CHECK 156.63





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10338 PG 979

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	39900.00
			CON TX	147.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	156.63
			CHECK	156.63

02/04/97 01 10:12 0001 2896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269871 IDENTIF. ↑ REFERENCE

97 FEB -4 AM 10:08

REGISTER
DAVIDSON COUNTY, TN.

No. 1113415