BOOK 10349 PG 023 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Clara Clinard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 1997

Richard E. Norman, Jr.
Notary Public

MY COMMISSION EXPIRES: 7-22-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard E. Norman, Jr., Atty., 4220 Nolensville Rd., Nashville, TN. 37211 (834-4300)
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George T. Johnston & wife Shirley A. Johnston (NAME)	SAME (NAME)	6065882
418 Lynn Drive (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Map 132-16
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	SAME (CITY) (STATE) (ZIP)	Par. 109

FOR AND IN 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, Charlie R. Clinard and wife Clara B. Clinard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George T. Johnston and wife, Shirley A. Johnston

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. 836 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, page 66, Register's Office for said County.

Said Lot No. 836 fronts 80 feet on the northerly side of Lynn Drive and runs back 150 feet on the westerly line and 171.59 feet on the easterly line to a dead line in the rear on which it measures 82.95 feet.

Being the same property conveyed to Charlie R. Clinard and wife, Clara B. Clinard, by deed from William D. Maxfield and wife, Judy G. Maxfield, of record in Book 3865, Page 478, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 1788, page 108, Book 3400, page 226, Book 3435, page 357, and Book 3502, page 555; and also Plan of record in Book 3300, page 66, Register's Office for Davidson County, Tennessee. Also restrictions in Book 3339, page 208, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 418 Lynn Drive (House Number) Nashville (Street) TN. (P. O. Address) 37211 (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 13TH day of FEBRUARY, 1997

Charlie R. Clinard
Charlie R. Clinard

Clara B. Clinard
Clara B. Clinard

STATE OF TENNESSEE
Davidson County

BOOK 10349 PG 624

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlie R. Clinard and Clara B. Clinard

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13TH day of FEBRUARY 1997

Commission expires 9-26-98

Richard E Jarman Jr
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
Charlie R. Clinard and wife,
Clara B. Clinard

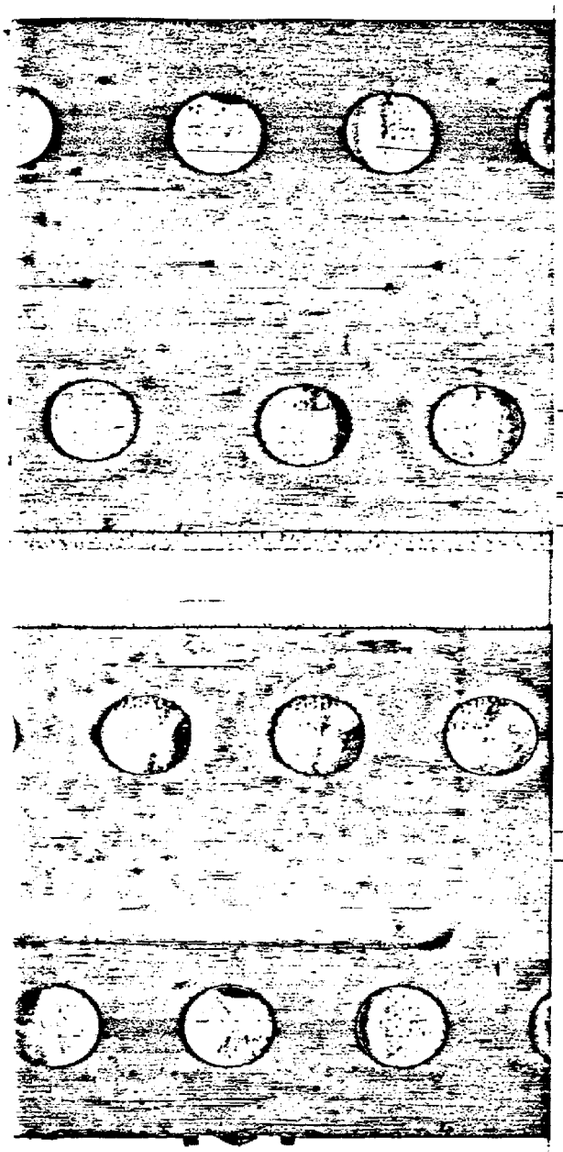
TO
George T. Johnston and wife,
Shirley A. Johnston

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

0273063
IDENTIFICATION REFERENCE

97 FEB 14 AM 9:41
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

6377 02/14 0101 02CHECK 379.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10349 PG 625

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 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00

02/14/97 W 09:45 0001 6377

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0273063
IDENTIF. & REFERENCE

97 FEB 14 AM 9:42
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1116840