This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Charles D. Johnson
928 Kipling Drive
Nashville, TN 37217

SEND TAX BILLS TO: Same

WARRANTY DEED

(Map/Parcel No. 107-14-0/17.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **Robert D. Johnson, a married person,** hereinafter called the Grantor, have this day bargained and sold and do hereby transfer and convey unto **Charles D. Johnson and wife, Tammy L. Chadwell Johnson,** hereinafter called the Grantees, their heirs and assigns, forever, that certain tract or parcel of land located and situated in **Davidson** County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 76 on the Map of Miro Meadows of record in Book 1424, pages 94 and 95, Register's Office for said County.

SAID Lot No. 76 fronts 65 feet on the easterly side of Kipling Drive and runs back between lines, 211.1 feet on the northerly line and 225.2 feet on the southerly line, to a dead line in the rear on which it measures 82 feet.

BEING the same property conveyed to Robert D. Johnson by deed from Associates Financial Services Company of Tennessee, Inc., of record in Book 8029, page 907, Register's Office for Davidson County, Tennessee.

Frances H. Johnson, spouse of Robert D. Johnson, joins in this conveyance solely to convey any right, title or interest she may have in the aforementioned property, marital or otherwise.

The legal description contained herein is the same as that contained in the previous instrument of record.

This conveyance is made subject to all easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 928 Kipling Drive, Nashville, TN 37127

TO HAVE AND TO HOLD the said tract or parcel of land together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is

unencumbered except as noted herein and for the 1997 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 14th day of March, 1997.

028294 I IDENTIF. # REFERENCE

97 MAR 14 PM 12:55 FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN.

PICK-UP

ROBERT D. JOHNSON

FRANCES H. JOHNSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Robert D. Johnson** and wife, **Frances H. Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 14th day of March, 1997.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$48,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

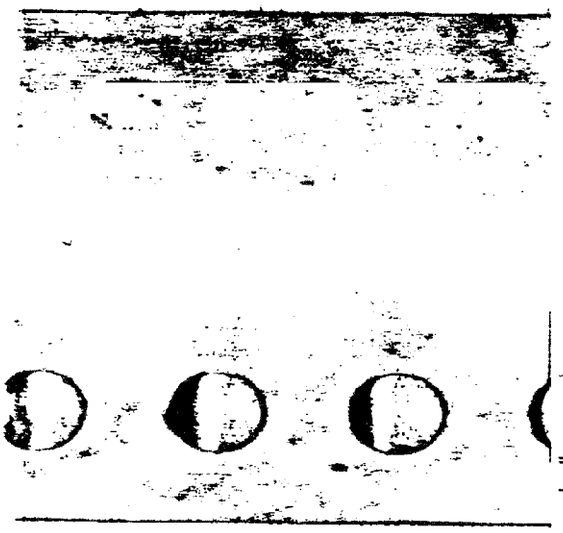
Affiant

Subscribed and sworn to before me this 14th day of March, 1997.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN.



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

RECEIVED OF _____

FOR _____

BOOK 10380 PG 467

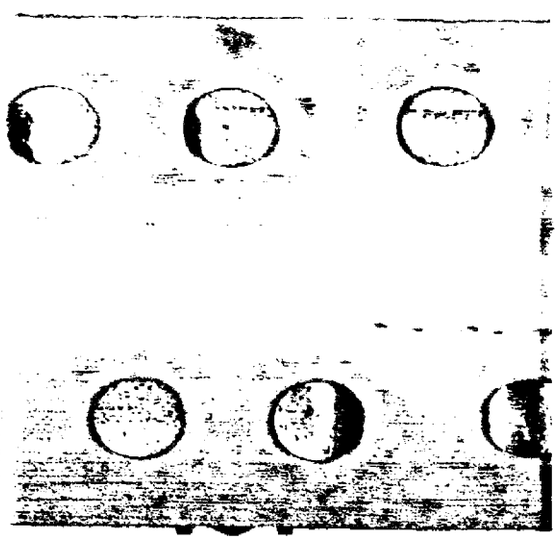
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

~~7012 03/14 0101 03CHECK 185.70~~

CAMT 48000.00
CON TX 177.60
PRFEE 0.10
WDEED 8.00
~~TOTAL 185.70~~
~~CHECK 185.70~~

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 03/14/97 01 12:56 0001 7012



0282941
IDENTIF. ← REFERENCE

97 MAR 14 PM 12:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

VOID
PRFEE 0.10
PRFEE 1.00
~~TOTAL 0.90~~
~~CHECK 0.90~~

03/14/97 01 12:56 0001 7013
~~7013 03/14 0101 03CHECK 0.90~~

$ 186.60

No. 1127363