*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

BOOK 10381 PG 36

ADDRESS NEW OWNER:
Resource², Inc.
P. O. Box 1193
BRENTWOOD TN 37024-1193

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
First Nationwide Mortgage
P. O. Box 9481
Gaithersburg, MD 20898-9481

MAP AND PARCEL:
MAP 83-2
PARCEL 37
27W-23770

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James Bryan Lewis, Guardian Ad Litem of the minor children of Mary L. Johnson, deceased, known as Timothy Johnson, Jr., Tyreece Johnson and Terrance Johnson hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Resource², Inc., hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING the easterly 55 feet of the westerly 116 feet of Lot No. 4 on the Plan of H. M. Doak's Subdivision, of record in Book 332, Page 22, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Mary L. Johnson and husband, Timothy L. Johnson, by deed from Judy M. Murphy, devisee of the Will of Floyd H. Mason of record in Book 7683, Page 282, Register's Office for Davidson County, Tennessee. The said Mary L. Johnson having since died. Timothy Johnson, Jr., Tyreece Johnson and Terrance Johnson, said minor children were each vested with a 1/3/ interest in the herein described real property because the minor children's father, Timothy Lee Johnson, Sr. had previously murdered said minor children's mother, Mary L. Johnson. Martha L. Johnson Nesbitt was appointed Guardian and primary custodian by Order of the Juvenile Court of Davidson County, Tennessee, on June 17, 1994. James Bryan Lewis, Guardian Ad Litem executed this Special Warranty Deed to complete the intent to convey the property. Probate Docket 95P-147.
>
> This is the same description as in previous deed of record.

Grantee herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by Floyd H. Mason and wife, Barbara B. Mason to Veterans Administration, which deed of trust is recorded in the office of the Register of Deeds of Davidson County, Tennessee, in Book 6534, Page 140, and note of even date thereby secured, in the original principal amount of $36,150.00, payable now to First Nationwide Mortgage. And for the same consideration Grantee hereby assume the obligations of Timothy L. Johnson, under the terms of the instruments creating the loan to indemnify the Department of Veterns Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of chapter 37, title 38, of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property. The escrow account transferred to Grantee. Loan No. 312978-0.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 1425 Greenwood Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Resource², Inc., its successors and assigns, forever; and I, James Bryan Lewis, Guardian Ad Litem do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and

bind ourselves, our heirs and representatives, that (1) The Grantor has done nothing to impair such title as Grantor received, except as hereinabove set forth, and (2) The Grantor will only warrant and defend the title against lawful claims of all persons claiming by or through the Grantor, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has signed this Special Warranty, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by(A) Officers, duly authorized by its Board of Directors, or (B) General Partner(s).

Witness my hand this the 14 day of March, 1997.

BOOK 10381 PG 37

James Bryan Lewis, Guardian Ad Litem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me James Bryan Lewis with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Guardian Ad Litem of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 14th day of March, 1997.

Notary Public

My Commission expires: 10/18/99

7326 03/14 0101 03CHECK 156.39

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 39,834.02.

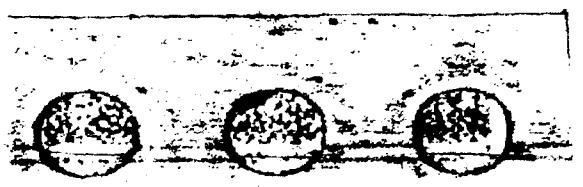
AFFIANT

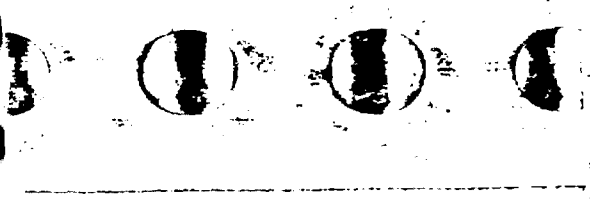
Subscribed and sworn to before me this 14th day of March, 1997.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

097 MAR 14 PM 3:46
FELIX Z. BROWN, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
083227





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

RECEIVED OF _____

FOR _____

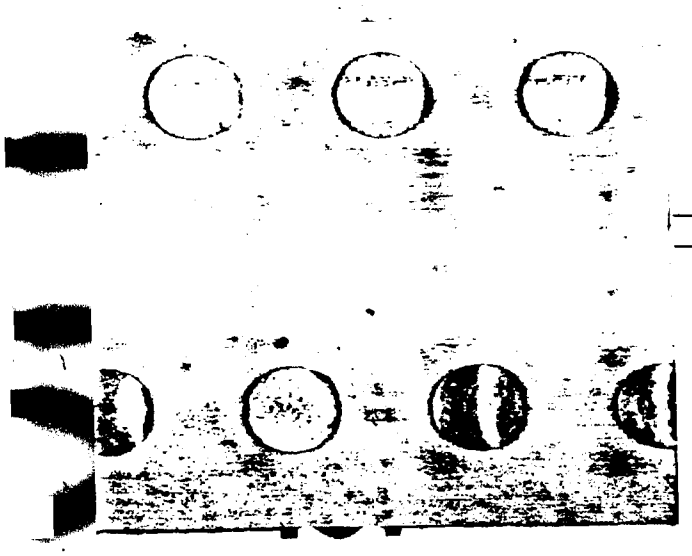
BOOK 10381 PG 38

| | | |
|---|---|---|
| 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 39834-02
CON TX 147.39
PRFEE 1.00
WDEED 8.00
TOTAL 156.39
CHECK 156.39

03/14/97 01 15:48 0001 7326



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0283227
IDENTIF. # REFERENCE

97 MAR 14 PM 3:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1127667