PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 38586
Dav. Co. File: Box 8

BOOK 10392 PG 142

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steven P. Johnson Sheri L. Johnson 2500 Ashwood Avenue Nashville, TN 37212	CTX Mortgage Company P.O. Box 199000 Dallas, Texas 75219-9000

TAX MAP-PARCEL NUMBERS: 104-15-034 24W 08975

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 265000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pat Alger, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven P. Johnson and spouse, Sheri L. Johnson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 67 on the Plan of Sunset Park Subdivision of record in Plat Book 332, Page 132, Register's Office for said County.

SAID Lot No. 67 fronts 87.4 feet on the northerly margin of "A" Street now known as Ashwood Avenue and extends back between parallel lines northwardly along the westerly margin of 24th Avenue or Fuller Avenue, now known as 25th Avenue, to a dead line in the rear, measuring 89.3 feet thereon.

BEING the same property conveyed to Pat Alger, a single person by deed from Terry W. McDade and David Darryl Richardson, both single persons of record in Book 8554, Page 817, Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 2500 Ashwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of March, 1997. BOOK 10392 PG 143

Pat Alger

State of Tennessee
County of Davidson

On this 20th day of March, 1997, before me the undersigned authority, personally appeared **Pat Alger**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 265000.00

Affiant

Sworn and subscribed before me on the 20th day of March, 1997.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

0087125

1541 03/26 0101 0 RECEIVED 265.50

[redacted]



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

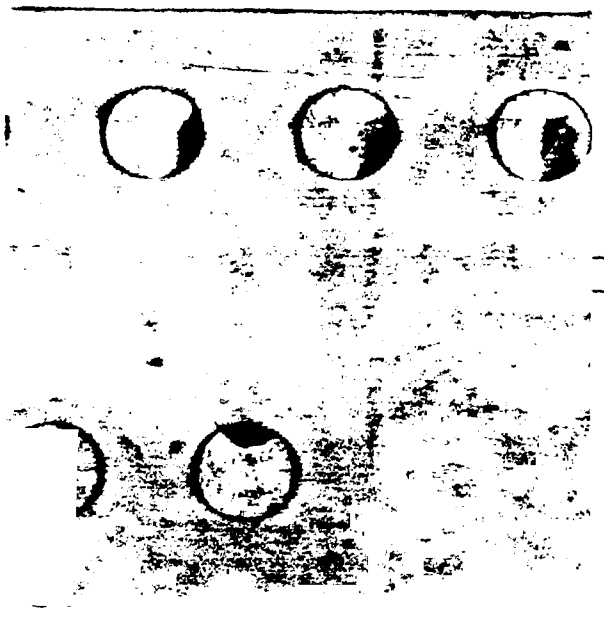
RECEIVED OF _____

FOR _____

BOOK 10392 PG 144

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 265000.00
CON TX 980.50
PRFEE 1.00
WDEED 8.00
TOTAL 989.50
CHECK 989.50

03/26/97 01 09:41 0001 1541

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0287125

IDENTIFICATION NUMBER

97 MAR 26 AM 9:42

DAVIDSON COUNTY, TN.

No. 1131833