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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

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W & I Ref: (cmw) Title No: 38588
Dav. Co. File: Box 8

BOOK 10392 PG 559

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew W. Harper Brooke M. Harper 2512 Sunset Place Nashville, TN 37212	SunTrust Mortgage, Inc. P.O. Box 100100 Atlanta, GA 30348

TAX MAP-PARCEL NUMBERS: 104-15-78 24W 9545

1703 03/26 0101 03[illegible]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 153250.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven P. Johnson and spouse, Sheri L. Johnson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew W. Harper and spouse, Brooke M. Harper,** 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 the easterly half of Lot No. 32 on the Map of Sunset Park Subdivision, as of record in Book 332, Page 132, Register's Office for said County, and together with as an appurtenance thereto, an easement for joint driveway purposes as granted by an instrument of record in Book 2860, Page 114, said Register's Office.

BEING the same property conveyed to Steven P. Johnson and wife, Sheri L. Johnson by deed from Michael K. Holland and wife, Kerry Marie Holland of record in Book 9127, Page 622, Register's Office for Davidson County, Tennessee.

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: 2512 Sunset Place, 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.

Steven P. Johnson

Sheri L. Johnson

State of Tennessee
County of Davidson

BOOK 10392 PG 560

On this 20th day of March, 1997, before me the undersigned authority, personally appeared **Steven P. Johnson** and **Sheri L. Johnson**, 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: $ 153250.00

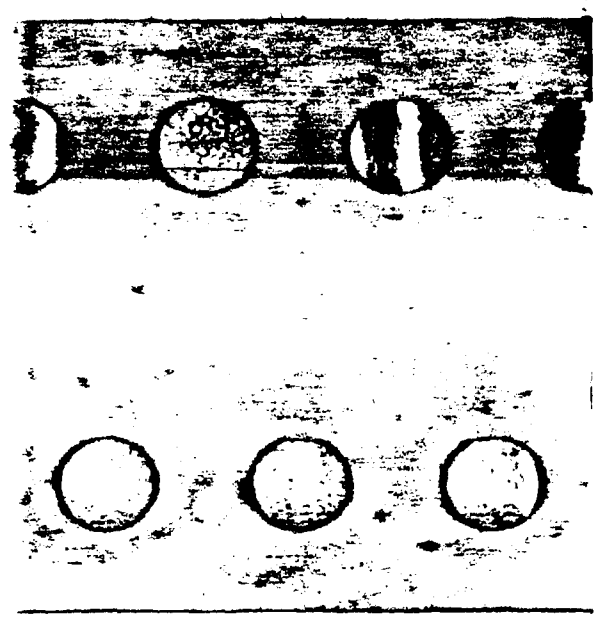
Affiant

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

Notary Public

My Commission Expires: _____

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

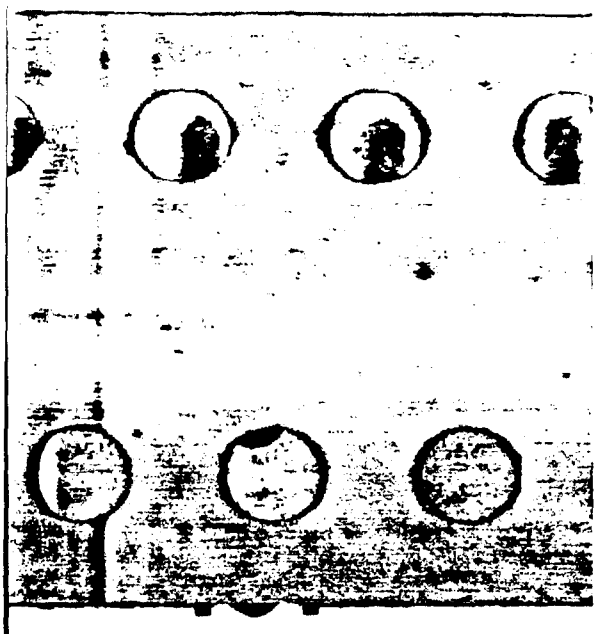
RECEIVED OF _____

FOR _____

BOOK 10392 PG 561

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



CASH
1[illegible].00
CON TX 567.00
PRFEE 1.00
WD-FEE 8.00
TOTAL 576.00
CHECK 576.00

03/26/97 01 13:24 0001 1[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0287230

IDENTIF[illegible]ICE

97[illegible]26 PM 1:23

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LAWRENCEBURG, TN

No. 1131994