WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Ernest W. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 97

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Aaron Adams
Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest W. Johnson (NAME)	PACIFIC SOUTHWEST BANK (NAME)	MAP 61-16-0
1331 McAlpine Avenue (ADDRESS)	800 N SHORELINE BLVD.PO BOX 9940 (ADDRESS)	PARCEL 114.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	CORPUS CHRISTI, TX 78469-9940 (CITY) (STATE) (ZIP)	

FOR AND 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, Hollis O. Draper and wife, Eleanor Estes Draper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest W. Johnson and wife, Eleanor L. Johnson

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 the southerly 175 feet of the westerly 63.1 feet o Lot No. 55 on the map of Kennedy and Graves' Subdivision of Blocks "C" and "D" Monte Vista, as of record in Book 843, page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Hollis O. Draper and wife, Eleanor Estes Draper by Deed of record in Book 1044, page 267, Register's Office for Davidson County, Tennessee.

4236 04/02 0101 0 [illegible]

02089725
IDENTIFICATION REFERENCE

97 APR -2 AM 10: 10
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 1331 McAlpine Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (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 hand s this 28th day of March 19 97

Hollis O. Draper
Hollis O. Draper

Eleanor Estes Draper
Eleanor Estes Draper

BOOK 10400 PG 760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hollis O. Draper and wife, Eleanor Estes Draper

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 28th day of March 19 97.

Commission expires January 24, 1998

Aaron Adams
Notary Public

STATE OF TENNESSEE
COUNTY OF

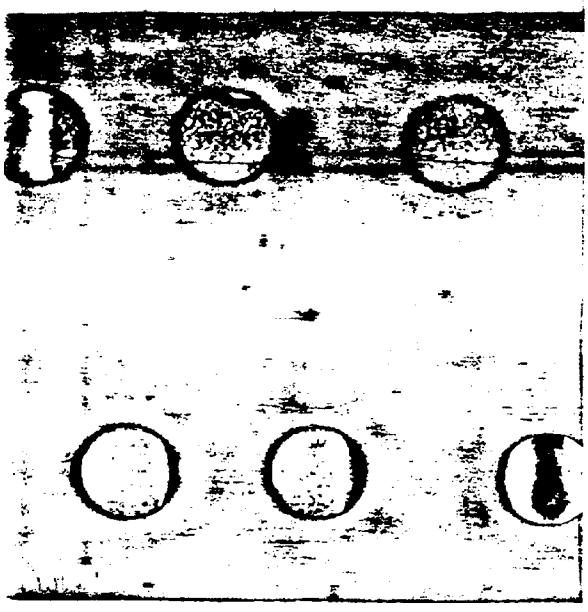
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ and _____ being authorized so to do, execute 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 _____.

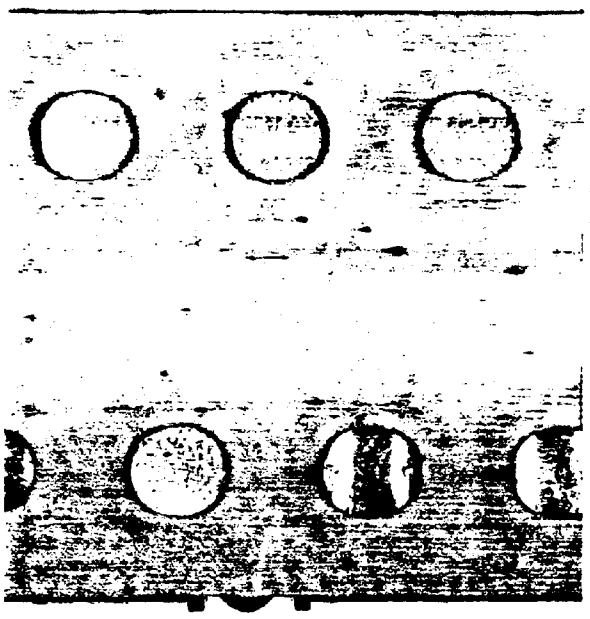
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10400 PG 761

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 84000.00
CON TX 310.80
PRFEE 1.00
WDEED 8.00
TOTAL 319.80
CHECK 319.80

04/02/97 01 10:13 0001 4236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0289725
IDENTIF. ↑ REFERENCE

97 APR -2 AM 10: 11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134503