This instrument prepared by:
JONES & HARDEE
Attorneys at Law
339 Main Street
Franklin, TN 37064

BOOK 10440 PG 853

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Janice R. Johnson 512 Westward Winds Drive Nashville, TN37221	Chase Manhattan Mortage Corporation 343 Thornall Street Edison, NJ 08837	142-11-0-110-00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Joel Little Spears and Mary Elizabeth Spears, husband and wife,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Janice R. Johnson, unmarried**, hereinafter called the Grantee, their 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. 56 on the plan of Westward Winds, of record in Book 3700, page 32, as corrected by instrument of record in Book 3986, page 843, all in the Register's Office for said County.

SAID Lot No. 56 fronts 85.00 feet on the northerly margin of Westward Winds Drive and extends back 238.9 feet on the easterly line and 104.6 feet on the westerly line to a dead line in the rear, measuring 163.8 feet thereon.

Being the same property conveyed to Joel Little Spears and Mary Elizabeth Spears, husband and wife, by deed from Billy B. Coats and wife,Mary A. Coats, of record in Book 8289, page 59, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

6701 05/05 0101 03CHECK 445.90

1. 1997 Taxes are a lien, but not yet due and payable.
2. Restricttive covenants contained in instrument of record in Book 3944, page 377, Register's Office of Davidson County, Tennessee.
3. All matters appearing on the Plan of record in Book 3700, page 32, said Register's Office.
4. Subject to any and all building and zoning regulations of City, County and State.
5. Subject to notes on Plan of record.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out; BOOK 10440 PG 854

AND WE 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.

This property is known as:

512 Westward Winds Drive, Nashville, TN 37221

WITNESS OUR HANDS THIS 25th DAY OF April, 1997 IN FRANKLIN, TENNESSEE.

Joel Little Spears
SELLER: Joel Little Spears

Mary Elizabeth Spears
SELLER: Mary Elizabeth Spears

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Joel Little Spears and Mary Elizabeth Spears,** the within named bargainor(s) with whom I am personally acquainted and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand this 25th day of April, 1997 in Franklin, TN.

NOTARY PUBLIC AT LARGE WILLIAMSON

Notary Public

My Commission Expires:

3/25/2001

BOOK 10440 PG 855

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $117,000.00.

Janice R. Dunton
AFFIANT

Sworn to and subscribed to me, the undersigned, this 25th day of April, 1997, in Franklin, Tennessee.

M. Hardcastle
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

MY COMMISSION EXPIRES:

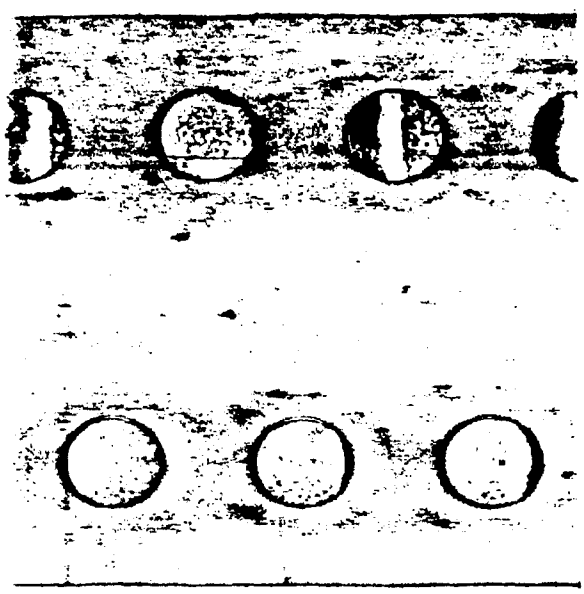
3/25/2001

03000969

IDENTIFICATION REFERENCE

97 MAY -5 AM 8:20

WILLIAMSON COUNTY TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

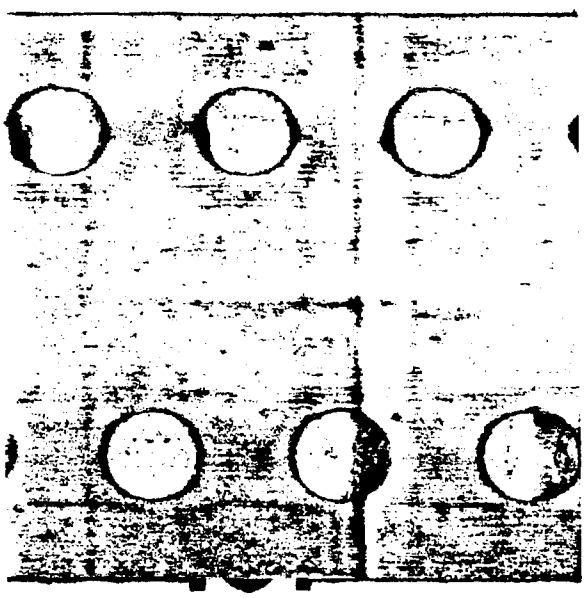
FOR _____

BOOK 10440 PG 856

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	117000.00
			CON TX	432.90
			PRFEE	1.00
			WDEED	12.00
			TOTAL	445.90
			CHECK	445.90
05/05/97	01	08:21	0001	6701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0300969

IDENTIF. A REFERENCE

97 MAY -5 AM 8:20

REGISTER
DAVIDSON COUNTY, TN.

No.1146772