Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1330

BOOK 10622 PG 776

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas L. Johnson, and wife, Nancy P. Johnson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Russell L. Niemeier, and Barbara D. Niemeier, husband and wife,** 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. 21 on the Plan of Section 1, Harpeth Valley Park, of record in Book 3600, Pages 93 & 94 Register's Office for said County.

Said Lot No. 21 fronts 90.0 feet on the southerly margin of Harpeth Bend Drive and extends back 178.2 feet on the easterly line and 180.0 feet on the westerly line to a dead line in the rear, measuring 90.0 feet thereon.

In addition to the above described property there is conveyed herewith all right, title, and interest in a certain driveway easement of record in Book 5267, page 454, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas L. Johnson, unmarried, by deed of record in Book 6972, page 743, RODC, Nancy P. Johnson, spouse of Thomas L. Johnson, joins in the execution of this document to convey any marital interest she may have.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 639 Harpeth Bend, Nashville, TN 37211

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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 24th day of September, 1997

Thomas L. Johnson

Nancy P. Johnson

BOOK 10622 PG 777

State of Tennessee)
County of Davidson)

On this the 24th day of September, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Thomas L. Johnson and Nancy P. Johnson**, the bargainor(s), 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.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$122,500.00**.

Affiant

Sworn and subscribed before me on this the 24th day of September, 1997.

Notary Public

My Commission Expires: 11-22-97

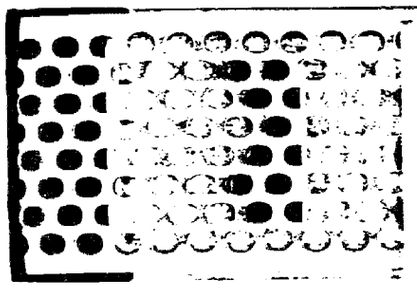
97 SEP 26 AM 11:18

0352690

IDENTIFICATION REFERENCE

3105 09/26/97 0101 03CHECK 462.2

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Russell L. Niemeier 639 Harpeth Bend Nashville, TN 37211	SAME	142-16-62



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10622 PG 778

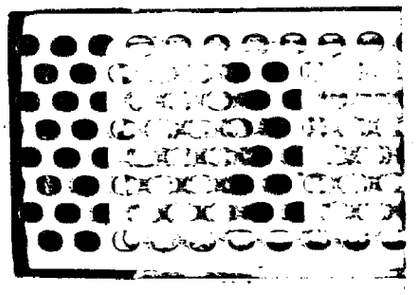
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	122500.00
CON TX	453.25
PRFEE	1.00
WDEED	8.00
TOTAL	462.25
CHECK	462.25

09/26/97 01:15 0001 3105

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0352690
IDENTIF. # REFERENCE

97 SEP 25 AM 11:18

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1202482