PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **October, 1997** between JAMES S. SWEENEY, SR. and RITA E. SWEENEY, HUSBAND AND WIFE, GRANTORs, and DENNIS N. JOHNSON, A MARRIED MAN, and CHAD N. JOHNSON, HIS SON, UNMARRIED, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES S. SWEENEY, SR. and RITA E. SWEENEY, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto DENNIS N. JOHNSON, A MARRIED MAN, and CHAD N. JOHNSON, HIS SON, UNMARRIED, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1913 WESTCHESTER & 3529 BROOKWAY, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

James S. Sweeney Sr.
JAMES S. SWEENEY, SR. Signature of Seller

Rita E. Sweeney by
James S. Sweeney Sr. Atty in fact
RITA E. SWEENEY

0362479
IDENTIF. & REFERENCE

97 OCT 24 PM 1:54
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

3602 10/24 0101 03CHECK 390.40

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF MSUMNER)

Personally appeared before me, a Notary Public of said County and State, JAMES S. SWEENEY, SR. and RITA E. SWEENEY, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of **October, 1997.**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name and Address of Property Owner:

DENNIS N. JOHNSON, A MARRIED MAN, and CHAD N. JOHNSON, HIS SON, UNMARRIED and

Property Address:

1913 WESTCHESTER & 3529 BROOKWAY
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 050-02, parcels 050 and 060

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$102,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **October, 1997.**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

TRACT NO. 1: Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Willow Creek Subdivision, Section II, as of record in Plat Book 5200, page 630, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James S. Sweeney, Sr., and wife, Rita E. Sweeney, by Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, of record in Book 8522, page 633, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Being Lot No. 52, Section III, Willow Creek, as shown by Plat of record in Plat Book 5200, page 631, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to JAMES S. SWEENEY, SR. and RITA E. SWEENEY, HUSBAND AND WIFE, by deed from JACK KEMP, SECRETARY OF HUD, of record in Book 8423, page 787, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

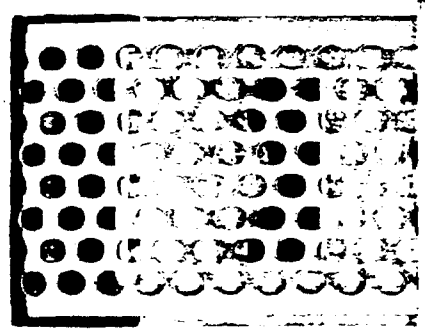
1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 050-02, parcels 050 and 060).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 63, said Register's Office, which plan includes a 30-foot minimum building setback line from Westchester Drive; a 20-foot sewer line easement near the back of the said lot; a 10-foot public utility and drainage easement along the back line of said lot and a 2.5 X 20-foot anchor easement on the northwest corner of said lot (as to TRACT NO. 1).

3. Restrictive Covenants recorded in Deed Book 6620, Page 858, Register's Office for DAVIDSON County, Tennessee (AS TO TRACT NO. 1).

4. All matters as set forth on the Plan of record in Plat Book 5200, page 631, said Register's Office, which plan includes a 30-foot minimum building setback line from BROOKWAY DRIVE; a 10-foot public utility and drainage easement along the BACK lot line; and a 2.5 x 20-FOOT anchor easement along the northeast corner of said lot (AS TO TRACT NO. 2).

5. Restrictive Covenants recorded in Deed Book 6217, Page 956, Register's Office for DAVIDSON County, Tennessee (AS TO TRACT NO. 2).



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

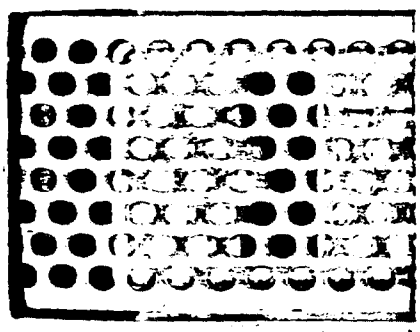
RECEIVED OF _____

FOR _____

BOOK 10657 PG 779

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



03624479
IDENTIFICATION REFERENCE

97 OCT 24 PM 1:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

MAMT
102000.00
MOR TX 377.40
PRFEE 1.00
WDEED 12.00
VOID
MAMT
~~CAMT 102000.00~~
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10200.00
VOID
MOR TX 377.40
~~TOTAL 13.00~~
~~CHECK 13.00~~
10/24/97 01 13:57 0001 3602

CON TX 377.40
~~TOTAL 377.40~~
~~CHECK 377.40~~
10/24/97 01 13:59 0001 3603

TOTAL 390.40
No. 1212859