BOOK 10068 PG 636 DOK-1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 1997.

Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Huston	MORCAP, INC.	108-4-180
(NAME) 1068 Fitzpatrick Road	(NAME) 7000 Central Parkway, Ste 1570	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Atlanta,,Georgia 30328	
(CITY) (STATE) (ZIP)	(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, **W. CARTER JOHNSON AND WIFE PATSY W. JOHNSON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT HUSTON AND NANCY NIEMERSHIEN, UNMARRIED PERSONS*** 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 Lot No. 360 on the Plan of Larchwood Section 7 of record in Plat Book 6900, Page
274, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to W. Carter Johnson and wife Patsy W. Johnson by deed of record in Book 7832, Page 668, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of W. Carter Johnson and Patsy W. Johnson by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 4668 Page 635 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

*as joint tenants with right of survivorship.

This is improved (X) property, known as 1068 Fitzpatrick Road, Nashville, TN 37214
(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 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.

97 NOV -3 PM 3:50

FELIX DELISLE
REGISTER
DAVIDSON COUNTY, TN.

0365566

IDENTIFICATION REFERENCE

6917 11/03 0101 03CHECK 497.40

Witness my/our hand(s) this 30th day of October, 1997.

W. Carter Johnson
By: Terry DeSelms, Attorney-in-fact

Patsy W. Johnson
By: Terry DeSelms, Attorney-in-fact

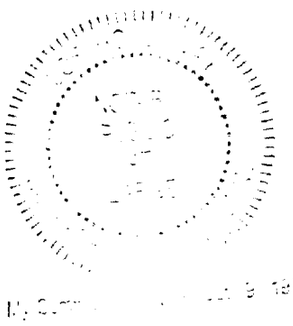
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10/30/97 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of W. Carter Johnson and wife Patsy W. Johnson, and acknowledged that he executed the same as the free act and deed of the said W. Carter Johnson and wife Patsy W. Johnson, through Power of Attorney granted him, by the said W. Carter Johnson and wife Patsy W. Johnson.

Notary Public

Commission Expires:







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10668 PG 638

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 13200.00
VOID
CAMT 13200.00
CAMT 132000.00
CON TX 488.40
PRFEE 1.00
WDEED 8.00
TOTAL 497.40
CHECK 497.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11703/97 01 1:53 0001 6917

0365566
IDENTIFICATION REFERENCE

97 NOV -3 PM 3:50

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

No. 1216127