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GENERAL WARRANTY DEED BOOK 10761 PG 456

FROM:	A.H. Johnson Co., L.L.C., Grantor	This instrument was prepared by: Lea W. Stouffer Farris, Warfield & Kanaday, PLC Suite 1900 SunTrust Center Nashville, Tennessee 37219
TO:	Belinda Belle Johnson, Trustee under the Last Will and Testament of Malvin Johnson, Grantee	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
Belinda Belle Johnson, Trustee under the Last Will and Testament of Malvin Johnson 4302 Sneed Road Nashville, TN 37215	Same	75-13-172

98 JAN 20 AM 11:13

0391326

IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Sixty Eight Thousand Two Hundred Eighty-One and No/100 Dollars ($68,281.00).

Belinda Belle Johnson
Affiant

SUBSCRIBED AND SWORN TO before me, this the 28th day of August, 1997.

Julie A. Carson
Notary Public

JULIE A. CARSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5-23-98

273481.1 8/27/97

FOR AND IN CONSIDERATION OF the sum of Sixty Eight Thousand Two Hundred Eighty-One and No/100 Dollars ($68,281.00), the receipt and sufficiency of which are hereby acknowledged, and pursuant to the terms of The 1997 Johnson Family Business Separation Agreement dated August 29, 1997 by and among the Grantor, the Grantee and certain other parties listed therein, A.H. Johnson Co., L.L.C., a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Belinda Belle Johnson, Trustee under the Last Will and Testament of Malvin Johnson (the "Grantee"), her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 3908 Bonnaford Drive, Hermitage, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, her successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set

forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, her successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 28th day of August, 1997.

A. H. Johnson Co., L.L.C.

By: _____
Wm. Harry Johnson, Executor of the Estate of Malvin Johnson, Administrative Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Julie A. Carson, a Notary Public of said County and State, personally appeared Wm. Harry Johnson, Executor of the Estate of Malvin Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrative Manager (or other Member, Governor or Manager authorized to execute the instrument) of A.H. Johnson Co., L.L.C., the within named bargainor, a limited liability company, and that he as such Administrative Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Administrative Manager.

Witness my hand and seal, at Office in Nashville, this 28th day of August, 1997.

Julie A. Carson
Notary Public

JULIE CARSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5-23-98

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 58, on the Plan of Hermitage Hills, as of record in Book 2900, page 49, said Register's Office.

Said Lot No. 58 fronts 80.0 feet on the westerly margin of Bonnaford Drive and extends back between lines measuring 116.6 feet on the northerly side and 106.0 feet on the southerly side to a broken line in the rear on which it measures 118.1 feet.

BEING the same property conveyed to The A.H. Johnson Co., L.P., by Deed of Record in Book 8065, page 844, Register's Office for Davidson County, Tennessee. The said A.H. Johnson Co., L.P. is now known as A.H. Johnson Co., L.L.C. by Articles of Conversion of record in Book 9500, page 679, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the prior deed.

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EXHIBIT B

Encumbrances

1. Easements, or claims of easements, not shown by the public records.

2. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.

3. 1997 Taxes, a lien, which are not yet due and payable.

4. Easement(s) as set forth in instrument recorded in Book 2992, page 53, Register's Office for Davidson County, Tennessee.

5. ALL matters shown on Plat recorded in Book 2900, pages 48 and 49, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 10761 PG 461

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
01/20/98	01	11:13 0001 3354		

CAMT 68281.00
CON TX 252.64
PRFEE 1.00
TDEED 20.00
ERR CO
TRFD 20.00-
WDEED 20.00
TOTAL 273.64
CHECK 273.64

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0391326
IDENTIF. ↑ REFERENCE

98 JAN 20 AM 11:13

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1243981