PLEASE RECORD FOR:
BEATY TITLE COMPANY
214 2ND AVE., N., STE. 2
NASHVILLE, TN 37201

BOOK 10779 PG 642

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 1998

Notary Public

MY COMMISSION EXPIRES: January 27, 2001 (AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
KAY B. HOUSCH, ESQ BPR#010995, 214 SECOND AVE. NORTH, SUITE TWO, NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL ALLEN (NAME)	same (NAME)	MAP 71-16
1401 Montgomery Avenue (ADDRESS)	(ADDRESS)	PARCEL 121
Nashville, TN 37207 (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, DAVID T. JOHNSON AND WIFE, LETA G. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL ALLEN AND WIFE, SABRINA ALLEN

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. 20, on the Map of T.E. Ward's Subdivision of certain lots in Williams and Hayes Company Belleview Plan, of record in Book 974, page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 44.2 feet on the easterly side of Montgomery Street and runs back between lines, 198.2 feet on the northerly line and 198.7 feet on the southerly line, along the northerly margin of Crockett Street, or Jewell Street, to a dead line on which it measures 25 feet.

Being the same property conveyed to David T. Johnson and wife, Leta G. Johnson, by deed from Kimberly M. Cockrell, a single woman, of record in Book 9673, page 891, Register's Office for Davidson County, Tennessee.

98 FEB -3 AM 10:19

IDENTIF. + REFERENCE 0396577

unimproved ( )
This is improved (X) property, known as 1401 Montgomery Avenue, Nashville, TENNESSEE 37207
(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 and 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.

Witness our hand s this 27th day of January 19 98

DAVID T. JOHNSON

LETA G. JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID T. JOHNSON AND WIFE, LETA G. JOHNSON

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 27th day of January, 1998.

Commission expires January 27, 2001

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

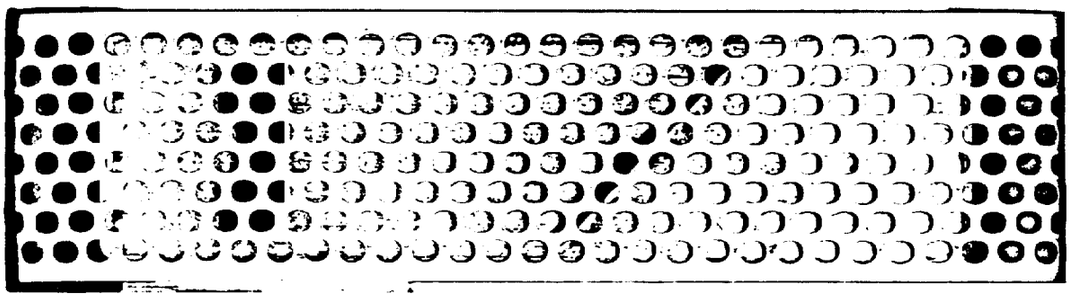
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

8957 02/03 0101 03CHECK 218.79



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

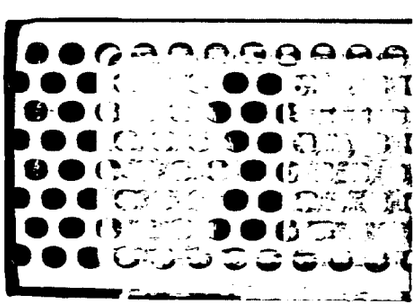
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10779 PG 644

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	56700.00
CON TX	209.79
PRFEE	1.00
WDEED	8.00
TOTAL	218.79
CHECK	218.79

02/03/98 01 10:53 0001 8957

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0396577
IDENTIF. ↑ REFERENCE

98 FEB -3 AM 10:49

No.1249521