THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Blvd., Suite 110
Nashville, TN 37214-3614

BK/10791/PG567

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, NATIONSBANC MORTGAGE CORPORATION, does hereby bargin, sell, transfer and convey unto JAMES L. JOHNSON AND WIFE, HEIDI J. JOHNSON that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, page 50, Register's Office for said County, the part hereby described as being Unit No. 27 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, page 790, said Register's Office.

BEING the same property conveyed to NationsBanc Mortgage Corporation, by Substitute Trustee's Deed of record in Book 10523, page 941, re-recorded in Book 10547, page 508, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee(s), JAMES L. JOHNSON AND WIFE, HEIDI J. JOHNSON, their heirs and assigns, forever.

Said NATIONSBANC MORTGAGE CORPORATION, warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said NATIONSBANC MORTGAGE CORPORATION, has executed this deed this 4th day of February, 1998.

NATIONSBANC MORTGAGE CORPORATION

By: Virgil F. McCauley

Its: VIRGIL F. McCAULEY
VICE PRESIDENT

Witness:

Kristen Frisco

98 FEB 11 PM 2:02
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03998664

STATE OF KENTUCKY
COUNTY OF Jefferson

Before me, the undersigned, of the State of County aforesaid, personally appeared Virgil F. McCauley of NationsBanc Mortgage Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Virgil F. McCauley to be the within named bargainor, a corporation, and that he/they as such Vice President of NationsBanc Mortgage Corporation executed the foregoing instrument for the purpose therein contained, by

signing the name of the partnership by himself/themselves as ____ Vice President of NationsBanc Mortgage Corporation.

Witness my hand and seal, this 4th day of February 1998.

Notary Public MELISSA McAFEE
Notary Public, State at Large, KY
My commission expires Feb. 10, 1998

My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 39,900.00.

Affiant

Sworn to and subscribed before me this 4th day of February 1998.

EVELYN D. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEP 25, 2000

Notary Public

My Commission Expires:

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NAME & ADDRESS NEW OWNERS:

James L. Johnson
20 Lake Drive
Lebanon, TN 37087

SEND TAX BILLS TO:

NEW OWNER

Map: 107-14
Group: A
Parcel: 27CO

2474 02/11 0101 03CHECK 156.63

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

RECEIVED OF _____

FOR _____

BK 10791 PG 569

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	39900.00
CON TX	147.63
PRFEE	1.00
WDEED	8.00
TOTAL	156.63
CHECK	156.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 2474

98 FEB 11 PM 2:0

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0399864
IDENTIFICATION REFERENCE

No. 1253002