BOOK 10816 PG 156

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Tina Lee Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 98

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001 (AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC WILLIAMSON COUNTY, TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirk Michael Davis (NAME)	Franklin American Mortgage (NAME)	MAP 40
3853 Knight Drive (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	PARCEL 86
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, James Johnson and Edith Johnson and Samuel H. Johnson and Glenda Davis heirs at law of Ella C. Sellers Johnson, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kirk Michael Davis and wife, Tina Lee Davis

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, according to a survey by Donald W. Fortner #1072, Madison, TN, dated February 26, 1998, and being more particularly described as follows:

Beginning at a point in the northerly margin of Knight Road located 25.00 feet from the centerline of Knight Road and North 00 deg. 15' 20" West 5.00 feet from an iron pin reference point, said point of beginning being the southeast corner of the property conveyed to Roy L. Davis and wife, Glenda Davis as recorded in Deed Book 7882, page 964, Registers' Office for Davidson County, Tennessee; thence with Davis' easterly line North 00 deg. 15' 20" West 333.04 feet to an iron pin; thence North 4 deg. 30' East 265.00 feet to an iron pin; thence North 85 deg. 30' West 125.00 feet to an iron pin in a fence line; thence with the fence line North 4 deg. 28' 54" East 499.12 feet to an existing auger bit; thence North 75 deg. 34' 23" East 246.06 feet to an iron pin at a corner fence post; thence South 65 deg. 29' 18" East 29.22 feet to an iron pin at a corner fence post; thence with an existing fence line South 2 deg. 28' 21" East 1226.98 feet to an iron pin in the edge of a drainage ditch; thence North 86 deg. 40' 31" West 108.80 feet to a point in a drainage ditch; thence with the margin of Knight Road along a curve having a radius of 414.18 feet and a chord bearing of North 65 deg. 18' 07" West 157.29 feet and an arc length of 158.25 feet to the point of beginning and containing 7.116 acres more or less.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3853 Knight Drive, Whites Creek, TN 37189
(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 February 19 98

James V. Johnson
James Johnson

Samuel H. Johnson
Samuel H. Johnson

Edith Johnson
Edith Johnson

Glenda Davis
Glenda Davis

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 James Johnson and Edith Johnson and Samuel H. Johnson and Glenda Davis

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 February 19 98.

Commission expires 11/24/2001

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

LEGAL DESCRIPTION CONTINUATION

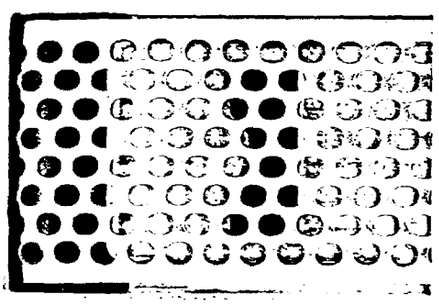
Being the same property conveyed to Elijah Haston Johnson and wife, Ella C. Sellers Johnson by deed from John C. Johnson and wife, Lois Johnson of record in Book 2096, page 174, Register's Office for Davidson County, TN. The said Elijah Haston Johnson having predeceased Ella C. Sellers Johnson and Ella C. Sellers Johnson having since died and her heirs at law being James Johnson, Edith Johnson, Samuel H. Johnson and Glenda Davis.

Subject to restrictions of record in Book 2096, page 174, said Register's Office.

This conveyance is subject to any and all existing easements of record including an easement for ingress and egress as described in Book 7882, page 964, said Register's Office.

Taxes for the year 1998 are prorated and assumed by the Grantee(s) herein.

0406472
COUNTER REFERENCE
98 MAR -2 PM 1:48
9544 03/02 0101 03CHECK 30.00



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

RECEIVED OF _____

FOR _____

BOOK 10816 PG 159

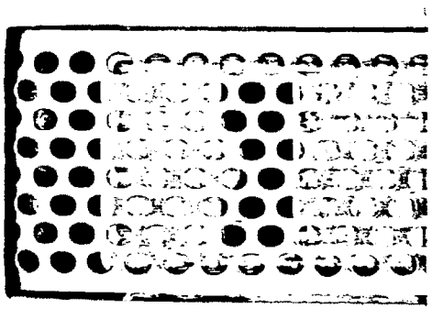
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CA/T	50000.00
CON TX	295.00
PRFEE	1.00
MDEED	13.00
TOTAL	309.00
CHECK	309.00

03/02/98 01 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0406472
IDENTIF. # REFERENCE

98 MAR -2 PM 1:48

No. 1259988