10845:413

Box 193

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Claude Edward Sanford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 19 98

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLAUDE EDWARD SANFORD (NAME)	FT MORTGAGE COMPANIES D/B/A FIRST T (NAME)	MAP 187
335 Fann Road (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	PARCEL 081
Nolensville, TN 37135 (CITY) (STATE) (ZIP)	Dallas, Texas 75234 (CITY) (STATE) (ZIP)	FB# 05D-63667

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, KEVIN J. JOHNSON AND DONNA M. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLAUDE EDWARD SANFORD AND WIFE, BRENDA SANFORD

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:

FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

0414251
IDENTIF. # REFERENCE

98 MAR 19 AM 11:24

unimproved ( )
This is improved (X) property, known as 335 Fann Road, Nolensville, TN 37135
(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 16th day of March 1998

Kevin J. Johnson
KEVIN J. JOHNSON

Donna M. Johnson
DONNA M. 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 KEVIN J. JOHNSON AND DONNA M. 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 Brentwood, Tennessee, this 16th day of March, 1998.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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

8022 03/19 0101 03CHECK 738.50

EXHIBIT "A"

A Tract of Land in the 31st Councilmanic District of Nashville, Davidson County, Tennessee, being a part of Tract No. 11 on unrecorded Survey by Robert E. Francis, Tennessee R.L.S. No. 669, dated November 20, 1984 and a part of Parcel 81 on Property Map 187, said tract being more particularly described according to a Boundary Survey by Roger H. Fuqua, Tennessee Registered Land Surveyor, No. 502, dated March 10, 1998, as follows:

BEGINNING at an iron pin set in the westerly property line of a tract of land deeded to David E. House and Laura Lynn Freeman, as of record in Deed Book 8432, Page 306, Register's Office for Davidson County, Tennessee, that is North 13 degrees 41 minutes 58 seconds East, 262.62 feet from an existing iron pin in the center of a cul-de-sac in Fann Road, a private road; said existing pin being northeasterly corner of a tract of land deeded to William C. Hardison, Jr., and wife Kim R. Hardison, as of record in Deed Book 9730, Page 541, Register's Office for Davidson County, Tennessee, and being northerly 3,568.58 feet as measured along said Fann road from Kidd Road in Williamson County, Tennessee and proceeding; thence, leaving the westerly property line of the House and Freeman tract, with a new line, North 83 degrees 21 minutes 19 seconds West, 853.62 feet to an iron pin (set) in the easterly property line of a tract of land deeded to Edward W. Hill, as of record in Deed Book 9244, Page 13, Register's Office for Davidson County, Tennessee; thence, with the easterly property line of the Hill Tract, in part, North 06 degrees 34 minutes 00 seconds East, 493.21 feet to an existing iron pin at the southwesterly property corner of a tract of land deeded to Bobby Joe Hill and wife, Pamela Denise Poteat, as of record in Deed Book 9411, Page 783, Register's Office for Davidson County, Tennessee; thence, with the southerly property line of the Hall and Poteat tract, in part, South 83 degrees 10 minutes 48 seconds East, 866.32 feet to an iron pin (set); thence, South 84 degrees 32 minutes 48 seconds East, 48.83 feet to an existing iron pin at the northwesterly property corner of a tract of land deeded to Jeffrey K. Snoddy, as of record in Deed Book 6473, Page 234, Register's Office for Davidson County, Tennessee; thence, with the westerly property lines of the Snoddy tract and the House and Freeman tract, South 13 degrees 41 minutes 58 seconds West, 495.32 feet to the POINT OF BEGINNING.

THIS tract has benefit of and is subject to a permanent easement, 50 feet in width, and a cul-de-sac with a radius of 50 feet for ingress and egress from Kidd Road along a private roadway described by instrument of record in Book 6436, Page 461, Register's Office for Davidson County, Tennessee, and Book 504, Page 439, Register's Office for Williamson County, Tennessee.

ALSO included is a 25 foot Ingress, Egress Easement extending from the cul-de-sac of Fann Road, a private road to the herein described tract, said easement meandering from the southerly line of the original Johnson tract to the herein described tract and running along an existing driveway and is for the benefit of the herein described tract as more fully shown on Exhibit "B" attached.

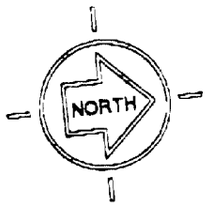
BEING part of the same property conveyed to Kevin Julian Johnson, by Deed from Ronadl S. Nunn, Trustee, with power to sell or convey without joinder of any beneficiary, of record in Book 6444, Page 158, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Kevin J. Johnson and wife, Donna M. Johnson by Quitclaim Deed from Kevin Julian Johnson, married, of record in Book 10476, Page 402, and rerecorded in Book 10547, Page 270, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 6436, Page 454, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

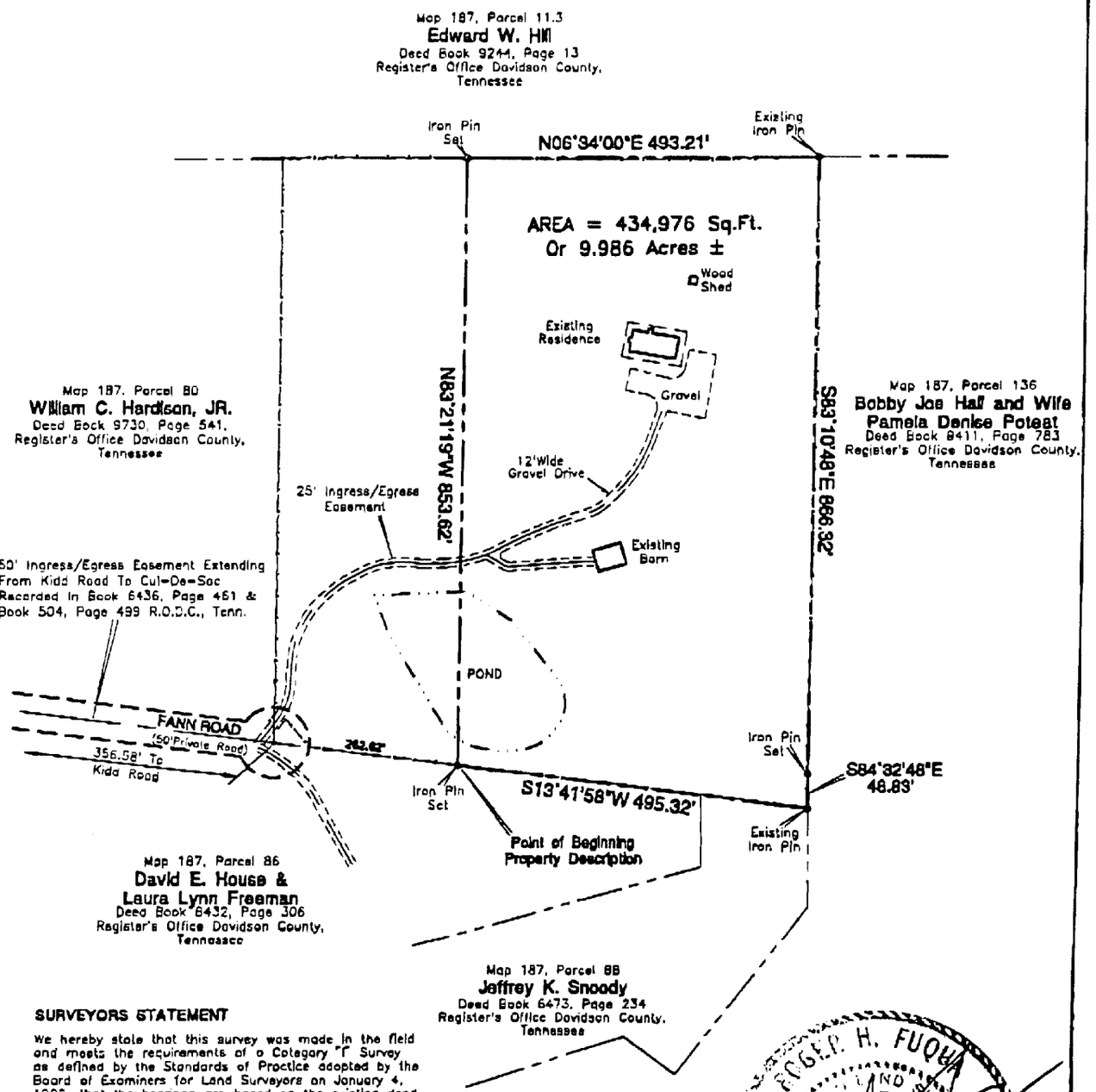
EXHIBIT "A"

BK.10845PG416

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



SCALE: 1"=200'



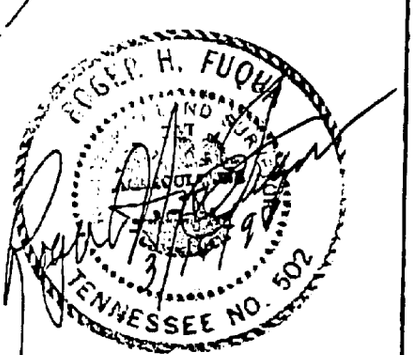
SURVEYORS STATEMENT

We hereby state that this survey was made in the field and meets the requirements of a Category "I" Survey as defined by the Standards of Practice adopted by the Board of Examiners for Land Surveyors on January 4, 1992, that the bearings are based on the existing deed and that there are no encroachments either way across property lines except as shown hereon.

Ragan-Smith-Associates, Inc.

By: Roger H. Fuqua Tn. R.L.S. No. 502

Date 3/16/98

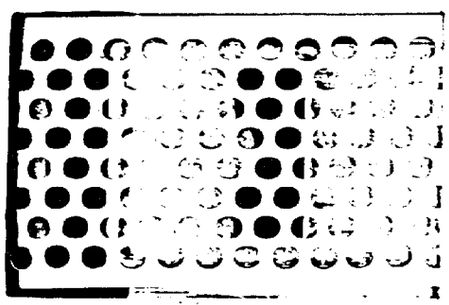


Prepared By
RAGAN-SMITH-ASSOCIATES, INC.
315 Woodland Street
Nashville, Tn. 37206
Phone (615) 244-8591

0 100' 200' 400' 600'
Graphic Scale

DRAWN BY: J.WRIGHT	BOUNDARY SURVEY FOR CLAUDE E. SANFORD of a portion of the KEVIN J. JOHNSON PROPERTY
DATE: 3-16-98	
JOB NO.: 98-026 W.O. NO. 5754	31st COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE DAVISON COUNTY, TENNESSEE
APPROVED BY: P. SAUVE	

FILE: G:\DEC98\5754\EXHIBIT.DWG



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

RECEIVED OF _____

FOR _____

BOOK 10845 PG 417

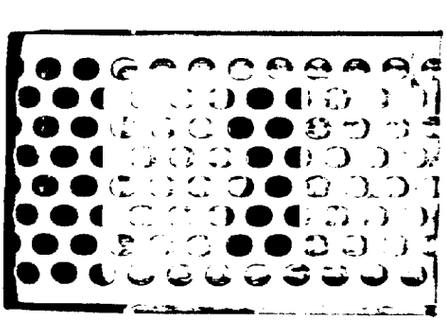
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	195000.00
CON TX	721.50
PRFEE	1.00
WDEED	16.00
TOTAL	738.50
CHECK	738.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/19/98 01 11:23 0001 0022



04142511
IDENTIF. # REFERENCE

98 MAR 19 AM 11:25

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1268370