0419737

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

98 APR -1 PM 12:59

W & I Ref: (ljh/fh) Title No: 39272
Dav. Co. File: Box 8

BOOK 10865 PG 15

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
C. Stephen Johnson 8052 Claytie Circle Nashville, TN 37221	First City Financial Corp. 5445 DTC Parkway, Suite 100 Englewood, CO 80111

TAX MAP-PARCEL NUMBERS: 141-15-D-98

3871 04/01 0101 03CHECK 860.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 230000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara A. Petersen and spouse, Robert F. Lewis,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **C. Stephen Johnson and spouse, Charlotte A. Johnson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 98 on the Plan of "Sheffield" on the Harpeth of record in Book 6900, pages 410 & 411, said Register's Office.

SAID Lot No. 98 fronts 75.19 feet on the northerly margin of Claytie Circle and extends back 133.90 feet on the easterly line and 132.86 feet on the westerly line to a broken line in the rear, measuring 101.11 feet thereon.

BEING the same property conveyed to Barbara A. Petersen and husband, Robert F. Lewis, by deed from Phillips Builders, Inc., of record in Book 9708, page 952, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6925, Page 900, Book 7145, page 954, Book 7145, page 964, Book 8505, page 598, Book 8747, page 97 and Book 9313, page 806, said Register's Office, and to the matters set forth in the referenced Plan of record.
This is improved property, known as: 8052 Claytie Circle, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 1998.

Barbara A. Petersen — Robert F. Lewis

Barbara A. Petersen **Robert F. Lewis**

State of Tennessee
County of Davidson

On this 31st day of March, 1998, before me the undersigned authority, personally appeared **Barbara A. Petersen** and **Robert F. Lewis**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

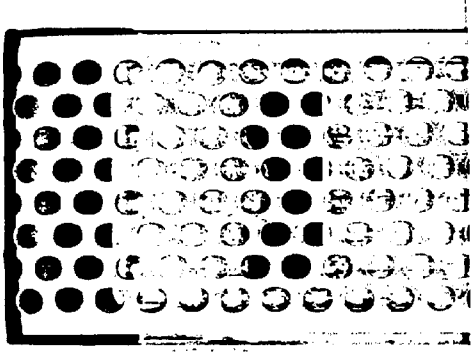
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 230000.00

Robert F. Lewis
Affiant

Sworn and subscribed before me on the 31st day of March, 1998.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000



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

RECEIVED OF _____

FOR _____

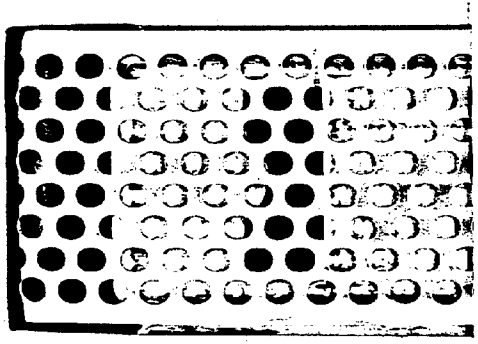
BOOK 10865 PG 17

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
230000.00
CON TX 851.00
PRFEE 1.00
WDEED 8.00
TOTAL 860.00
CHECK 860.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04 19737
IDENTIF. ↑ REFERENCE

98 APR -1 PM 12:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1274134