This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

BOOK 10869 PG 823

ADDRESS NEW OWNER:
DAVID LEE ELMORE and AMY BETH WALPOLE
4428 Baton Rouge Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
To Mortgagee

MAP **75-7**
PARCEL **79**

MORTGAGEE:
SOURCE ONE MORTGAGE CORPORATION
404 BNA Drive , Building 200, Suite 300
Nashville, Tennessee 37217-2520

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DAVID R. JOHNSON and wife, LINDA S. JOHNSON,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, does transfer and convey unto **DAVID LEE ELMORE and AMY BETH WALPOLE, both unmarried, being joint tenants with the right of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Tulip Grove Subdivision, Section 4, as of record in Book 4175, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to David R. Johnson and wife, Linda S. Johnson by deed from Vaness Parker-Adair and Elsie J. Parker of record in Book 10511, Page 736, Register's Office for Davidson County, Tennessee.

This is improved property known as 4428 Baton Rouge Drive, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTORS do further covenant and bind themselves their 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.

WITNESS my hand this the 31st day of March, 1998.

BOOK 10869 PG 824

DAVID R. JOHNSON

LINDA S. JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **DAVID R. JOHNSON and wife, LINDA S. JOHNSON**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 1998.

NOTARY PUBLIC

REBECCA R. GAYHICK NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 8-3-99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $111,500.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of March, 1998.

NOTARY PUBLIC

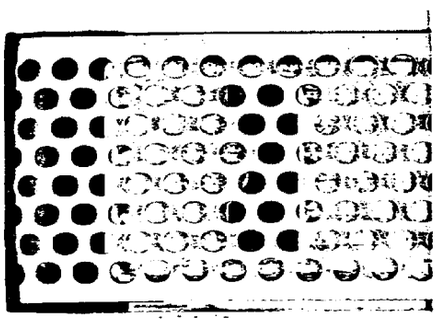
REBECCA R. GAYHICK NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 8-3-99

4940 04/03 0101 03CHECK 421.55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 APR -3 AM 8:12

IDENTIF. + REFERENCE
0420767



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

RECEIVED OF _____

FOR _____

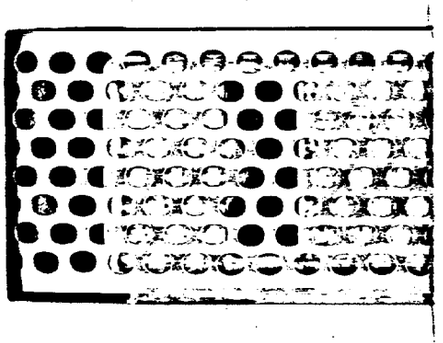
BOOK 10869 PG 825

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

CAHT
111500.00
CON TX 412.55
PRFEE 1.00
WDEED 8.00
TOTAL 421.55
CHECK 421.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0420767
IDENTIF. ↑ REFERENCE

98 APR -3 AM 8:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275193