BOOK 10872 PG 763

THIS INSTRUMENT PREPARED BY:

Mail

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Mail

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 132,000.00

Robert W. Johnson
Affiant

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

Mitchell A. Watts
Notary Public

My Commission Expires: 4-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROBERT W. JOHNSON 8022 Highway 70 S Nashville, Tennessee 37221	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 127 PARCEL 49

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY TWO THOUSAND AND NO/100---------- ($ 132,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, LEONARD M. DAVIDSON AND WIFE, HELEN M. DAVIDSON hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROBERT W. JOHNSON AND WIFE, LINDA S. JOHNSON 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

5902 04/03 0101 03CHECK 501.40

0421689
IDENTIF. ↑ REFERENCE

98 APR -3 PM 4:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 8022 Highway 70 S, Nashville, Tennessee 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 GRANTEEs, their heirs and assigns, forever.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of unrecorded map of s/d of Mrs. Agnes Hows Archey's of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of March, 19 98.

Leonard M Davidson
LEONARD M. DAVIDSON

Helen M. Davidson
HELEN M. DAVIDSON

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 LEONARD M. DAVIDSON AND WIFE, HELEN M. DAVIDSON, 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 this 31st day of March, 1998.

Mitchell A Watts
Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

_____
Notary Public

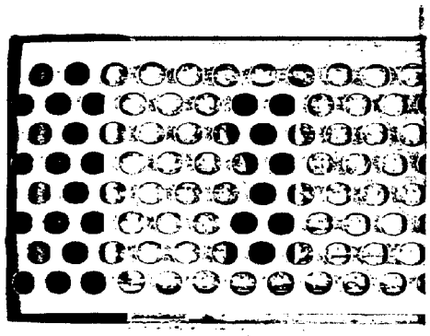
EXHIBIT "A"

LEGAL DESCRIPTION

BOOK 10872 PG 765

Land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, being known as Lot No. 4 on the unrecorded map of the subdivision of Mrs. Agnes Hows Archey's Lands, and described according to a copy of a survey by John M. Sullivan, County Surveyor, April 7, 1955, as follows: Beginning at a point on the northerly margin of U. S. Highway #70 South, at the common corner of this lot and of lot No. 3 which was conveyed to Albert D. Snyder and wife by deed from Agnes Hows Arohey and husband, of record in Book 2273, page 618, Register's Office for said County; thence with the margin of said Highway, south 47° 03' east 100 feet and south 44° 47' east 100 feet to the common corner of lots Nos. 4 and 5; thence with the line between said lots, north 44° 10' east 395.1 feet to a point in the center line of Buffalo Road; thence with the center of said old road, norther 54° 27' west 100 feet and north 55° 18' west 100 feet to a point, the common corner of this tract and of lot No. 3 above referred to; thence with the line between said lots, south 44° 33' west 364 feet to the point of beginning.

Being the same property conveyed to Leonard M. Davidson and wife, Helen M. Davidson, by deed from Albert D. Snyder and wife, Gladys Collins Snyder, of record in Book 2810, page 87, Register's Office for Davidson County, Tennessee.



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

BOOK 10872 PG 766

RECEIVED OF _____

FOR _____

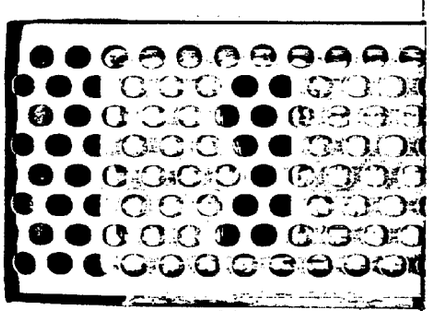
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
132000.00
CON TX 488.40
PRFEE 1.00
WDEED 12.00
TOTAL 501.40
CHECK 501.40

04/03/98 01 16:09 0001 5902

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0421689
IDENTIF. ↑ REFERENCE

98 APR -3 PM 4:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1276150

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