20

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 98

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LORI M. SHARPE (NAME)	MORTGAGE RESOURCES INC. (NAME)	53-9-99
812 TAMARACK SOUTH (ADDRESS)	404 BNA DRIVE, #400 (ADDRESS)	11D-94621
MADISON, TN 37115 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37217 (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, TERRANCE L. JOHNSON AND WIFE, GENEVIEVE GAYLE BRINKLEY-JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LORI M. SHARPE, UNMARRIED

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, being Lot No. 53-B, on the Plan of ZONE LOT DIVISION, LOTS 52 AND 53, PHASE II, KIMBOLTON, of record in Plat Book 6900, page 792, 793, and 794, as amended in Plat Book 6900, page 933, 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 TERRANCE L. JOHNSON, AN UNMARRIED PERSON, by deed from David E. Queen and wife, Mary Ann Queen, of record in Book 9112, page 291, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of KIMBOLTON, PHASE II, A PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 7265, page 655; Book 7464, page 969; Book 7470, page 126; and Book 7799, page 50; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

GENEVIEVE GAYLE BRINKLEY-JOHNSON, wife of TERRANCE L. JOHNSON, joins in to convey any interest she may have by reason of her marital status in subject property.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 812 TAMARACK SOUTH, MADISON, TN 37115 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

2308 05/04 0101 03CHECK 360.13

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 30th day of April 19 98

TERRANCE L. JOHNSON

GENEVIEVE GAYLE BRINKLEY-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 TERRANCE L. JOHNSON AND WIFE, GENEVIEVE GAYLE BRINKLEY-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 NASHVILLE, Tennessee, this 30th day of April 19 98

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

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 _____.

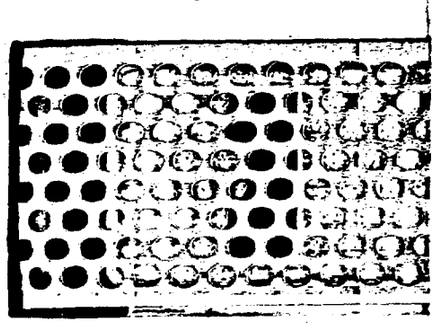
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

SOURCE OF DESCRIPTION: Survey dated April 16, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P. C.
400 SEVENTH AVENUE SOUTH
NASHVILLE, TN 37203

0433226
IDENTIFICATION REFERENCE
98 MAY -4 PM 3:38
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10914 PG 246

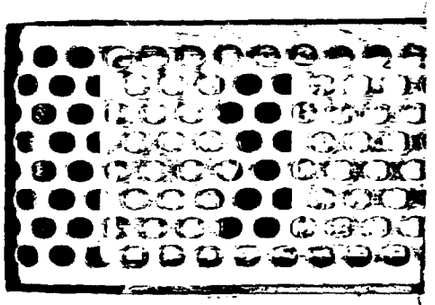
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 94900.00
CON TX 351.13
PRFEE 1.00
MDEED 8.00
TOTAL 360.13
CHECK 360.13

05/04/98 01 15:41 0001 2308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0433226
IDENTIF. & REFERENCE

98 MAY -4 PM 3:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1288377