This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owners:	Send Tax Bills To:	Map/Parcel No.
Jeffrey and Renee Johnson 205 Bramerton Court Franklin, TN 37069	same	106-2/66

GENERAL WARRANTY DEED BOOK 10915 PG 827

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JOHN W. MOORE ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto JEFFREY C. JOHNSON and wife, RENEE JOHNSON ("GRANTEES"), their successors, heirs and assigns, certain real estate in Nashville, Davidson County, Tennessee, being more particularly described hereinbelow, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). The real estate is described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Fesslers Lane Business Park of record in Plat Book 6250, page 972, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John W. Moore by deed from Fesslers Lane Associates, a limited Partnership, an Indiana Limited Partnership of record in Book 7235, page 571, Register's Office of Davidson County, TN.

This is improved property located at 831 Fesslers Parkway, Nashville, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit A, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title and interest thereto belonging to GRANTEES, their successors, heirs, and assigns, forever.

GRANTOR further covenants and binds himself, his heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever (other than claims arising out of the matters set forth on Exhibit A).

Louise Moore, wife of John W. Moore, executes this instrument in order to quitclaim to GRANTEES any interest she may have in the Property.

WITNESS our hands this 5th day of May, 1998.

John W. Moore
JOHN W. MOORE

Louise Moore
LOUISE MOORE

0433665
IDENTIF. ↑ REFERENCE

98 MAY -5 PM 12:42
FELIX A. HILSMAN, JR. REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE

BOOK 10915 PG 828

COUNTY OF DAVIDSON

Personally appeared before me, Laura Lincoln, a Notary Public in and for said County and State, the within-named JOHN W. MOORE and LOUISE MOORE, the bargainors, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 5th day of May, 1998.

Laura Lincoln
Notary Public

My Commission Expires: 1-27-01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$1,137,500.00~~. $138,315.00.

Affiant

Subscribed and sworn to before me, this the 5th day of May, 1998.

Laura Lincoln
Notary Public
My Commission Expires: 1-27-01

EXCEPTIONS TO TITLE

The Property is conveyed subject to the following matters:

1. Taxes for the current year which have been prorated and will be paid by GRANTEES.

2. All matters which would be disclosed by an accurate survey of the Property.

3. Declaration of Covenants of record in Book 6834, page 921, Register's Office for Davidson County.

4. All matters shown on the Plan of Record in Book 6250, page 972, said Register's Office.

5. Subject to lack of direct access to and from Highway I-40.

6. Subject to applicable building and zoning regulations.

EXHIBIT A

2765 05/05 0101 03CHECK 4224

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

RECEIVED OF _____

FOR _____

BOOK 10915 PG 830

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 1138315.00
CON TX 4211.76
PRFEE 1.00
WDEED 12.00
TOTAL 4224.76
CHECK 4224.76

05/05/98 01 12:45 0001 2765

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0433665
IDENTIF. & REFERENCE

98 MAY -5 PM 12:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1288826