WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10919 PG 95

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,900.00

Mary M. Robinson
Affiant

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

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: June 13, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY M. ROBINSON (NAME)	PHH MORTGAGE SERVICES (NAME)	MAP 62-02
3041 DELTA QUEEN DRIVE (ADDRESS)	6000 ATRIUM WAY (ADDRESS)	GROUP A
NASHVILLE, TN 37214 (CITY) (STATE) (ZIP)	MT. LAUREL, NJ 08054 (CITY) (STATE) (ZIP)	PARCEL 119CO

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, ROBERT E. JOHNSON AND WIFE, ANGELA L. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY M. ROBINSON, 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. 119 in the Resubdivision of Rivertrace Estates, Phase I, Section II, Lots 97-101, 102-108, 110, 113-119, 122-123, 130-134, 163-164, and 177-184, of record in Plat Book 6900, page 741, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to ROBERT E. JOHNSON AND WIFE, ANGELA L. JOHNSON by Deed of record in Book 9875, page 853, Register's Office for Davidson County, Tennessee.

MAIL ENV.

98 MAY -6 AM 10:54

DAVIDSON COUNTY, TN. REGISTER'S OFFICE

0434494

RECEIVED FOR RECORD & REFERENCE

3606 05/06 0101 03CHECK 389.73

unimproved ( )
This is improved (X) property, known as 3041 DELTA QUEEN DRIVE, NASHVILLE, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

ROBERT E. JOHNSON

ANGELA L. JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10919 PG 96

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT E. JOHNSON AND WIFE, ANGELA L. 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 GOODLETTSVILLE, Tennessee, this 30th day of April, 19 98.

Commission expires June 13, 2000

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

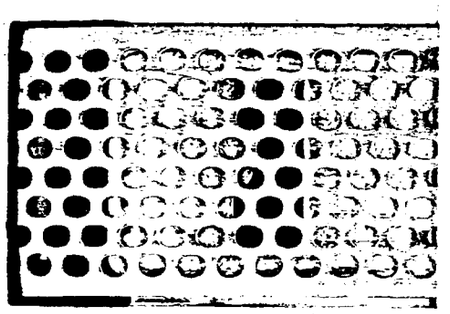
STATE OF TENNESSEE
COUNTY OF

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



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

RECEIVED OF _____

FOR _____

BOOK 10919 PG 97

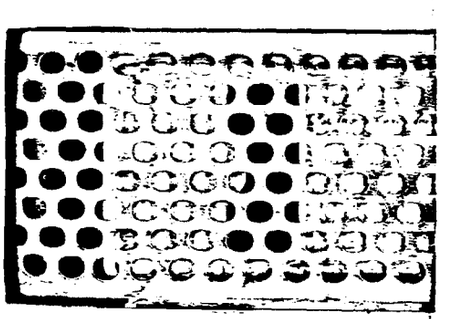
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 102900.00
CON TX 380.73
PRFEE 1.00
WDEED 8.00
TOTAL 389.73
CHECK 389.73

05/06/98 01 10:56 0001 3606

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0434494
IDENTIF. & REFERENCE

98 MAY -6 AM 10:54

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1289661