PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **April, 1998** between STANLEY L. EVANS and PRINCILLA S. EVANS, HUSBAND AND WIFE, AND CHARLCIE JOHNSON-BEENE, A WIDOW, UNMARRIED, GRANTORs, and SANFORD JOHNSON, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, STANLEY L. EVANS and PRINCILLA S. EVANS, HUSBAND AND WIFE, AND CHARLCIE JOHNSON-BEENE, A WIDOW, UNMARRIED, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto SANFORD JOHNSON, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs 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"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2578 BETHWOOD DRIVE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: _____
STANLEY L. EVANS Signature of Seller

_____
PRINCILLA S. EVANS

_____
CHARLCIE JOHNSON-BEENE
Signature of Seller

98 MAY -8 PM 1:54

5001 05/08 0101 03CHECK 165.0

IDENTIFICATION REFERENCE

0435782

INDIVIDUAL
STATE OF TN)
COUNTY OF DAVIDSON)

BOOK 10923 PG 891

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **STANLEY L. EVANS and PRINCILLA S. EVANS, HUSBAND AND WIFE**, the within named bargainor, 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 office in **DAVIDSON** County, this **28th** day of **April, 1998.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CHARLCIE JOHNSON-BEENE, A WIDOW, UNMARRIED**, the within named bargainor, 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 office in **DAVIDSON** County, this **28th** day of **April, 1998.**

Denise C. Allis
Notary Public

My Commission Expires: 5/25/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name and Address of Property Owner:

SANFORD JOHNSON, UNMARRIED and
2578 BETHWOOD DRIVE
NASHVILLE, TN 37207

Property Address:

2578 BETHWOOD DRIVE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 61-13, PARCEL 31

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is 41,100.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Sanford Johnson
Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **April, 1998.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 SOUTH

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Section 2, Shepardwood Subdivision, of record in Book 4460, page 66, Register's Office for said County, said Lot No. 141 fronts 70 feet on the westerly margin of Bethwood Drive and extends back 125 feet on the northerly line and 114.87 feet on the southerly line to a dead line in the rear measuring 70.77 feet thereon.

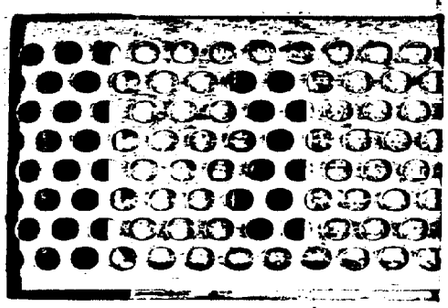
BEING the same property conveyed to JAMES C. BEENE, JR., AND WIFE, CHARLCIE JOHNSON-BEENE, by Deed from ROBERT GREENE, TRUSTEE, of record in Book 6905, page 958, Register's Office for DAVIDSON County, Tennessee. The sid James C. Beene, Jr., and wife, Charlcie Johnson-Beene subsequently conveyed an undivided one-half interest in and to the said property to Stanley L. Evans and wife, Princilla S. Evans, by Quitclaim Deed of record in Book 7006, page 888, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 61-13, PARCEL 31).

2. All matters as set forth on the Plan of record in Plat Book 4460, page 66, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants recorded in Deed Book 4572, Page 960, Register's Office for DAVIDSON County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10923 PG 893

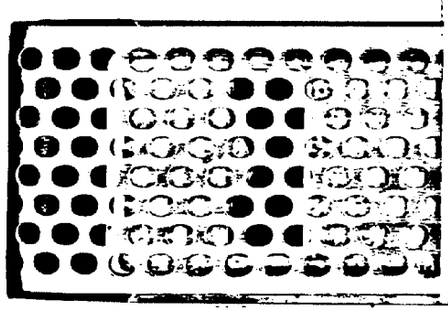
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 41100.00
CON TX 152.07
PRFEE 1.00
WDEED 12.00
TOTAL 165.07
CHECK 165.07

05/08/98 01 13:57 0001 5001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0435782
IDENTIF. # REFERENCE

98 MAY -8 PM 1:54

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN.

No. 1291039