This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

BOOK 10931 PG 702

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, PAMELA J. McKEAGE, unmarried, and SHELLY D. O'SULLIVAN, unmarried, ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto RUSSELL DALE JOHNSON, unmarried, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 21 on the Plan of Elmcrest Subdivision, as of record in Plat Book 7900, page 52, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pamela J. McKeage and Shelly D. O'Sullivan by Warranty Deed of Lance W. Smith and wife, Stacey K. Smith, dated February 29, 1996, and of record in Book 9967, page 680, Register's Office of Davidson County, Tennessee.

This property is known as 877 Sandburg Place, Nashville, TN 37214.

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, his heirs and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 8th day of May, 1998.

Pamela J McKeage
PAMELA J. McKEAGE

SHELLY D. O'SULLIVAN

k:\re\johnson.deed

7379 05/14 0101 03CHECK 362.65

98 MAY 14 AM 10:40
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0437993

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that PAMELA J. McKEAGE and SHELLY D. O'SULLIVAN, personally appeared before me and are known or proved to me to be the persons who being informed of the contents of the foregoing instrument have executed same and acknowledged said instrument to be their free and voluntary act and deed and that he/she executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 8 day of .May, 1998.

Martha Ann Beasley
Notary Public

My Commission Expires:_____

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

k:\re\johnson.deed

BOOK 10931 PG 704

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $94,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Pamela J McKeage
Affiant

Subscribed and sworn to before me this 8th day of May, 1998.

Martha Ann Beasley
Notary Public

Commission Expiration:

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

RETURN TO:

W. William Davis
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

SEND TAX BILLS TO:

NationsBanc Mortgage
2059 Northlake Parkway
Tucker, GA 30084

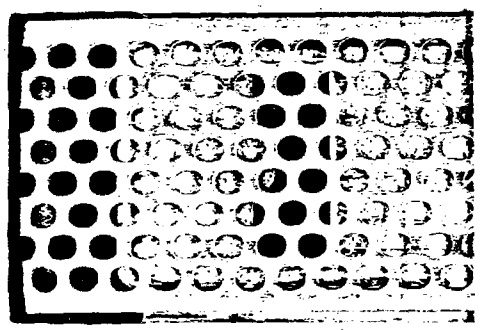
PROPERTY ADDRESS:

108-12-276

MAP PARCEL NUMBER

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

k:\re\johnson.deed



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

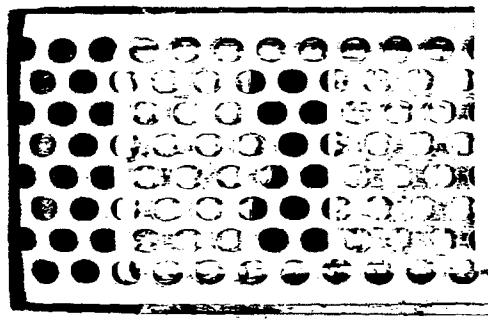
RECEIVED OF _____

FOR _____

BOOK 10931 PG 705

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 94500.00
CON TX 349.65
PRFEE 1.00
WDEED 12.00
CHECK 362.65
CHECK 362.65
05/14/98 01 10:44 0001 7378

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 MAY 14 AM 10:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0437993
IDENTIF. # REFERENCE

No. 1293388