BOOK 10938 PG 791

WARRANTY DEED

ANGELA M. LAKE NOTARY PUBLIC LAFAYETTE RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,900.00

Melanie S. Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/23/98.

Angela M. Lake
Notary Public

MY COMMISSION EXPIRES: February 19, 1998.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian E. Foster	FT Mortgage Companies dba First Tennessee Mortgage Company, Inc.	150-11-157
(NAME) 3444 New Towne Road	(NAME) P.O. Box 146	
(ADDRESS) Antioch,, TN 37013	(ADDRESS) Memphis,Tennessee 38101	
(CITY) (STATE) (ZIP)	(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, **KENNETH S. JOHNSON AND WIFE KELLY R. JOHNSON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN E. FOSTER AND WIFE MELANIE S. FOSTER** 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. 191 on the Plan of Towne Village of The Country, Section 3, of record in Plat Book 5200, Page 268 & 269, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kenneth S. Johnson and Kelly R. Batizy, unmarried persons by deed of record in Book 9424, Page 911, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

9614 05/20 0101 03CHECK 337.93

Kelly R. Batizy and Kelly R. Johnson being one and the same person.

This is improved (X) property, known as 3444 New Towne Road, Antioch,, TN 37013
(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 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.

04400081

IDENTIFICATION REFERENCE

98 MAY 20 AM 9:08

FILED FOR RECORD AND REGISTERED
DAVIDSON COUNTY, TN.

BOOK 10938 PG 792

Witness my/our hand(s) this 23rd day of April, 1998.

Kenneth S. Johnson

Kelly R. Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Angela M. Lake, a Notary Public in and for said County and State, the within named Kenneth S. Johnson and wife Kelly R. Johnson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

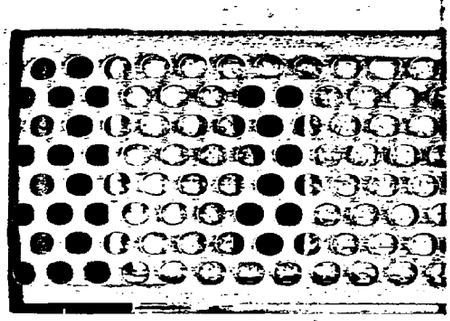
Witness my hand and official seal at Antioch , Tennessee this 23rd day of April, 1998

Commission expires: February 19, 1998

Angela M. Lake Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10938 PG 793

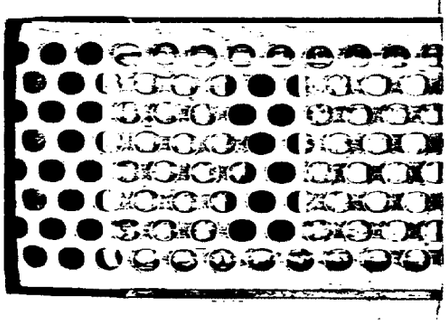
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 88900.00
CON TX 328.93
PRFEE 1.00
WDEED 8.00
TOTAL 337.93
CHECK 337.93

05/20/98 01 09:09 0001 9614

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0440081
IDENTIF. # REFERENCE

98 MAY 20 AM 9:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1295597