BOOK 10950 PG 650

File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

#15556

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT H. JOHNSON (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	MAP 116-8
903 South Wilson Boulevard (STREET ADDRESS OR ROUTE NUMBER)	6525 Quail Hollow (STREET ADDRESS)	PARCEL 142
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38120 (CITY) (STATE) (ZIP)	FB# 7DA 6500

FOR AND IN 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, SUE R. MCSWINEY, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT H. JOHNSON AND WIFE, SUSAN H. JOHNSON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the southerly 73 feet 4 1/2 inches of Lot No. 23 on the Plan of Woodmont Park Subdivision, as of record in Plat Book 547, page 148, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 23 fronts 73 feet 4 1/2 inches on the westerly side of Wilson Boulevard and runs back between lines 200 feet each to a dead line measuring 73 feet 4 1/2 inches thereon.

Being the same property conveyed to Sue R. McSwiney, an undivided 60% interest and Carol A. McSwiney, an undivided 40% interest by deed from Donia Collins, a widow of record in Book 5562, page 835, said Register's Office. Carol A. McSwiney has since conveyed her interest in said property to Sue R. McSwiney by quitclaim deed of record in Book 5829, page 605, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 547, page 148, said Register's Office.

98 MAY 29 AM 10:31
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

044339

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

unimproved ( )
This is improved (XX) property, known as 903 South Wilson Boulevard, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of May, 19 98

Sue R McSwiney
SUE R. MCSWINEY

1.01 PER $100

BOOK 10950 PG 651

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUE R. MCSWINEY

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of May, 19 98.

My commission expires 9/25/2001 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 98

MY COMMISSION EXPIRES: 9/25/2001
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

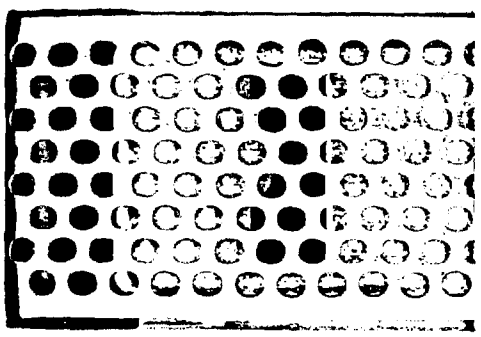
SUE R. MCSWINEY

TO

T H. JOHNSON AND WIFE,
H. JOHNSON

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 10950 PG 652

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

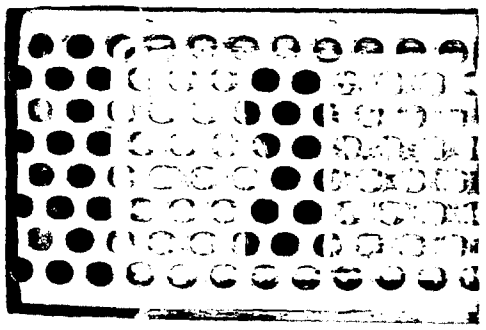
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
360000.00
CON TX 1332.00
SREEF 1.00
5.00
TOTAL 1341.00
CHECK 1341.00
05/29/98 01 10:32 0001 3053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



98 MAY 29 AM 10:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0443339
IDENTIF. # REFERENCE

No. 1299000