Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

30.B
File #98-1345

BK/10955:371

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jay D. Johnson, and wife, Suzanne M. Johnson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Louise R. Herbert,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 116 fronts 60 feet on the southerly side of Essex Avenue, and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Jay D. Johnson and wife, Suzanne M. Johnson by Deed from Mary M. Jones and wife, Shirley Gleason Jones of record in Book 9806, Page 478, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 2515 Essex Place, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 26th day of May, 1998

Jay D. Johnson

Suzanne M. Johnson

98 JUN -2 AM 10:23

04454547

RECEIVED & RECORDED

4346 06/02 0101 03CHECK 726.80

State of Tennessee)
County of Davidson)

On this the 26th day of May, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Jay D. Johnson and Suzanne M. Johnson**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/23/02

NOTARY PUBLIC AT LARGE — ANGELA Y. POSTON-WILLIAMSON — DAVIDSON COUNTY, TENN.

My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$194,000.00**.

Louise R. Herbert
Affiant

Sworn and subscribed before me on this the 26th day of May, 1998.

Notary Public

My Commission Expires: 3/23/02

NOTARY PUBLIC AT LARGE — ANGELA Y. POSTON-WILLIAMSON — DAVIDSON COUNTY, TENN.

My Commission Expires

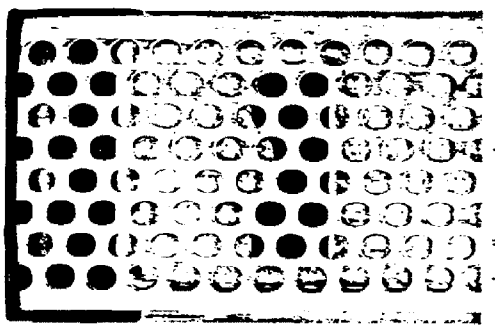
NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Louise R. Herbert **2515 Essex Place** **Nashville, TN 37212**	**OWNER**	**104-11-276**

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

RECEIVED OF _____

FOR _____

BOOK 10955 PG 873



CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR.-NTY 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
194000.00
CON TX 717.80
PRFEE 1.00
WDEED 8.00
TOTAL 726.80
CHECK 726.80

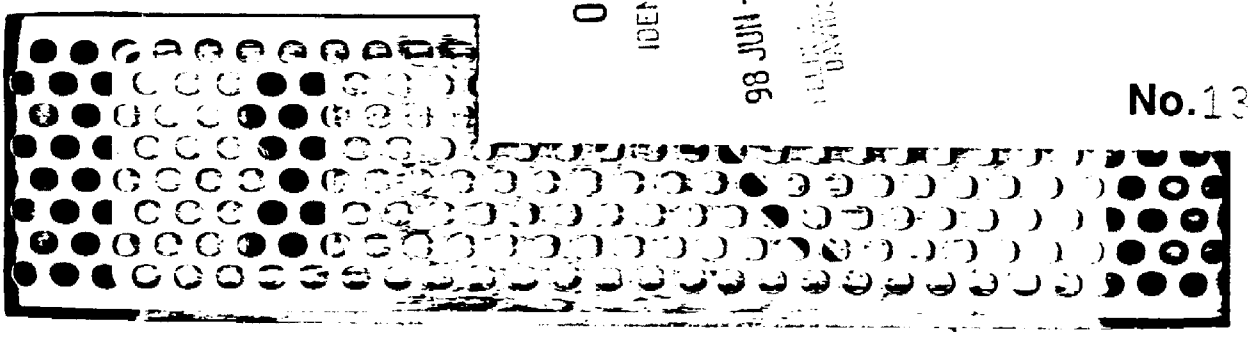
06/02/98 01 10:25 0001 4346

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

044547
IDENTIFICATION REFERENCE

98 JUN -2 AM 10:23

REGISTER
DAVIDSON COUNTY, TN.



No.1300279