THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 10984 PG 929

OUR FILE NUMBER: 7402

MAP/GROUP/PARCEL
108-08-0/200.00

NEW OWNER'S NAME AND ADDRESS:
Joseph M. and Karen A. Johnson
3148 East Lake Drive
Nashville, Tennessee 37214

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Pamela D. Honarvar, unmarried, hereinafter called Grantor, do hereby transfer and convey unto Joseph M. Johnson and wife, Karen A. Johnson, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING the northerly part of Lot No. 26 on the Plan of Zone Lot Division, Lots 22 thru 28 and 68 thru 73, East Lake Subdivision, as of record in Book 5200, page 342, amended in Book 5800, Page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

The subject property is improved property commonly known as 3148 East Lake Drive, Nashville, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Book 7417, Page 73, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Mohammad H. Honarvar, husband of Pamela D. Honarvar, joins in this conveyance for the purpose of conveying any interest, marital or otherwise, which he may have in said property.

Mohammad H. Honarvar

Pamela D. Honarvar

3403 06/19 0101 03CHECK 245.80

93 JUN 19 PM 3:12

0452971

BOOK 10984 PG 930

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Pamela D. Honarvar and husband, Mohammad H. Honarvar, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 17th day of June, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES:
2-3-02

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $64,000.00.

Pamela D. Honarvar
AFFIANT

Sworn to and subscribed before me, this the 17th day of June, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires:
2-3-02

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10984 PG 931

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
06/19/98	01		15:12 0061 3403	

CAMT 64000.00
CON TX BANK 236.80
M RELS 1.00
ERR CO
M RELS 1.00-
PRFEE 1.00
WDEED 8.00
TOTAL 245.80
CHECK 245.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 JUN 19 PM 3:11

0452971

IDENTIFICATION REFERENCE

DAVIDSON COUNTY, TN.

No. 1309236