This instrument was prepared by:
Gary B. Fisher, Attorney
2711 Murfreesboro Rd. Suite 200
Antioch, TN 37013

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transaction is
$ 14,000.00

affiant

Subscribed and sworn to before me, this the 8th day of June, 1998

ANGELA LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO.

My Commission Expires 2-10-2002

Box 1

BOOK 10985 PG 679

WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Frederick J. Sealey	OWNER	119-01-133
2211 Wickson Avenue		
Nashville, TN 37210		

3619 06/22 0101 03CHECK 60.80

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOODS AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Joseph L. Johnson HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick J. Sealey 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. 60 on the Plan of Plan of G. P. Rose's Property on Nolensville Pike, as of record in Plat Book 547, Page 74, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joseph L. Johnson from Benjamin A. gower Jr. and wife, Virginia Gower as of record in Book 9773, Page 527, said Register's Office.

98 JUN 22 AM 10:04

DAVIDSON COUNTY TN

045318

IDENTIFICATION REFERENCE

Unimproved ( )
This is improved property (X) known as
2211 Wickson Avenue, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenences, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs an represenatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 8th day of June, 1998.

Joseph L. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Joseph L. Johnson the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument or the prupose therin contained.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of June, 1998.

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

Notary Public

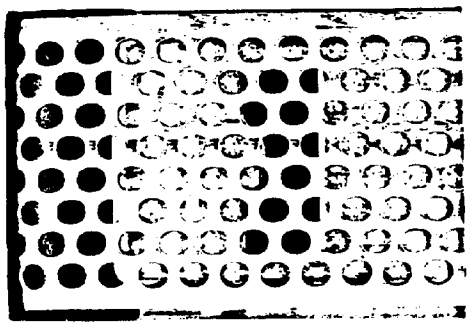
My Commission Expires:_____

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10985 PG 680

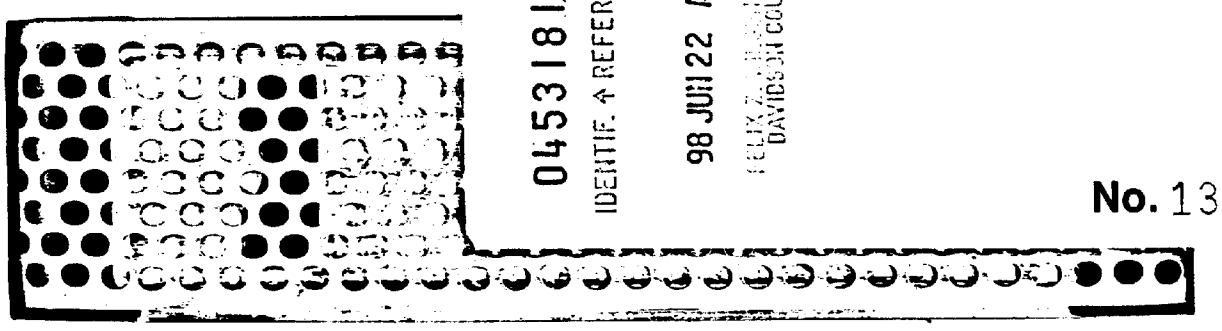
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 14000.00
CON TX 51.80
PRFEE 1.00
WDEED 8.00
TOTAL 60.80
CHECK 60.80

06/22/98 01 10:04 0001 3619

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



No. 1309448