2

WARRANTY DEED

BOOK 10989 PG 869

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June 19 98

NOTARY PUBLIC AT LARGE — CAROL T. BAKER — DAVIDSON COUNTY, TENN. — MY COMMISSION EXPIRES October 9, 2000

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Rd, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas S. Johnston (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 104-13
3803 Brighton Road (ADDRESS)	P. O. Box 35140 (ADDRESS)	PARCEL 138
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (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. Robert A. McGaw and wife, Elizabeth E. McGaw

HEREINAFTER CALLED THE GRANTORS. HAVE BARGAINED AND SOLD. AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas S. Johnston and wife, Jennifer P. Johnston

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 part of Lot 20 of Block "L" on the Map of the Whitland Realty Company's Subdivision, of record in Book 332, page 141, Register's Office for Davidson County, Tennessee and further described as follows:

Beginning in the center of Brighton Road at a point 165 feet west of the center line of Cantrell Avenue, now closed; said point being the northwest corner of the property conveyed to Mrs. Mary Laura Haggard, by deed from R. W. Grizzard and wife, of record in Book 512, page 661, said Register's Office; thence with the center of Brighton Road westwardly 130 feet; thence southwardly 400 feet to the northerly line of Lot 19; thence with same eastwardly 130 feet to the westerly line of said Haggard property; thence ~~with~~ same northwardly 400 feet to the beginning; and

Beginning in the center of Brighton Road at a point 295 feet west from the center line of Cantrell Avenue, now closed, said point being the northwest corner of the property conveyed to Robert A. McGaw and wife, Elizabeth E. McGaw, by deed from Martha Crockett Davis, now crutchfield, of record in Book 2994, page 543, said Register's Office; thence southwardly along McGaw's west line 220 feet to a point; thence westwardly 23 feet to a a point, the southwest corner of the property conveyed to Howard L. Allen and wife, by deed from

CONTINUED

unimproved ( )
This is improved (X) property, known as 3803 Brighton Road, Nashville, Tennessee 37205
(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 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 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.

Witness our hand s this 19th day of June 19 98

Robert A. McGaw

Robert A. McGaw

Elizabeth E. McGaw

Elizabeth E. McGaw

98 JUN 24 AM 11:28
REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR RECORD & REFERENCE

04544404

LEGAL DESCRIPTION CONTINUATION

Murray B. Davis and wife, of record in Book 1561, page 603, said Register's Office; thence northwardly along said Allen's line 220 feet to a point in the center of Brighton Road; thence eastwardly along the center line of said Road 23 feet to the point of beginning.

Being the same property conveyed to Robert A. McGaw and wife, Elizabeth E. McGaw by deed from Martha Crockett Davis Crutchfield, of record in Book 2994, page 543 and in Book 2998, page 283, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 332, page 141, said Register's Office; and (c) restrictive covenants of record in Book 545, page 638, said Register's Office.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10989 PG 871

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert A. McGaw and wife, Elizabeth E. McGaw

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of June, 19 98.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

4960 06/24 0101 03CHECK 1678.00

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

RECEIVED OF _____

FOR _____

BOOK 10989 PG 872

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	
				450000.00
			CON TX	1665.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1678.00
			CHECK	1678.00
06/24/98	01		11:29 0001	4960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0454404
IDENTIFICATION REFERENCE
98 JUN 24 AM 11:28

No. 1310773