BOOK 11015 PAGE 644

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
1807 8th Avenue South
Suite 107
Nashville, TN 37203

Mail

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Audi J. Johnson **d/b/a Cardinal Construction** **2107 Buena Vista Pike** **Nashville, TN 37218**	**SAME**	**58-14-169**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $25,000.00.

Audi J. Johnson
Affiant

Subscribed to and sworn before me this 9 day of July, 1998.

T. A. L. Burrus
Notary Public

T. BURRUS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: My Commission Expires SEPT 29, 2001

FOR AND IN CONSIDERATION of the sum of Twenty Five Thousand Dollars ($25,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged DWAYNE L. BELL, d/b/a Excel, and wife, BEVERLY L. BELL, signing as the wife of Dwayne L. Bell in order to transfer any and all rights, whether marital or other, she may have in the property (the "Grantor(s)"), have this day bargained and sold, and do hereby transfer and convey unto AUDI J. JOHNSON d/b/a CARDINAL CONSTRUCTION (the "Grantee"), his heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Amended Final Plat of Enchanted Hills, Section 5, Phase 1, a Planned Unit Development, of record in Book 6900, page 870, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description,

Being part of the same property conveyed to Dwayne L. Bell d/b/a Excel from Enchanted Hills Associates, a Tennessee Limited Partnership, by deed of record in Book 9015, page 244, Register's Office of Davidson County, Tennessee.

This is unimproved real property known as 4425 Enchanted Circle, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, his heirs, legal representatives, successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 9 day of JULY, 1998.

Dwayne L. Bell
DWAYNE L. BELL d/b/a Excel

Beverly W Bell
BEVERLY W. BELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dwayne L. Bell, d/b/a Excel, and wife, Beverly W. Bell, the within named 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 Office this 9 day of July, 1998.

M. Y. Dillon
Notary Public

My Commission Expires: My Commission Expires SEPT 29, 2001

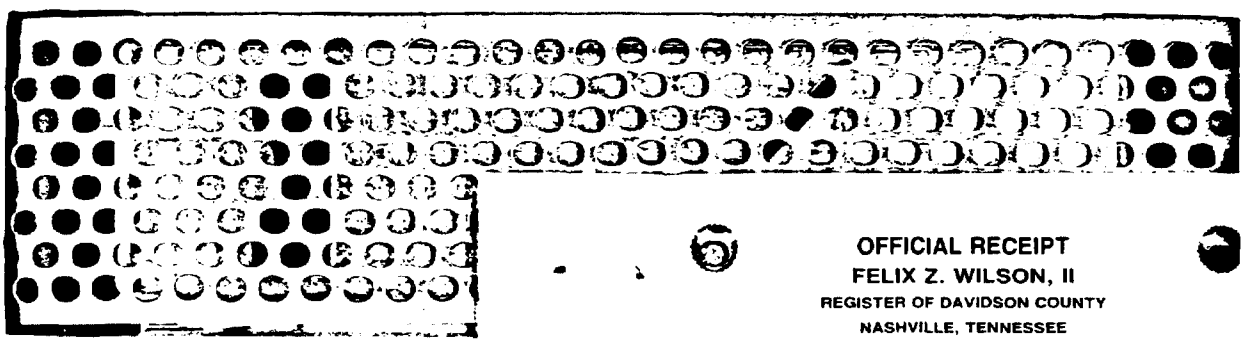
0460948

IDENTIF. & REFERENCE

98 JUL 10 AM 10:28

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1925 07/10 0101 03CHECK 103.50



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

RECEIVED OF _____

FOR _____

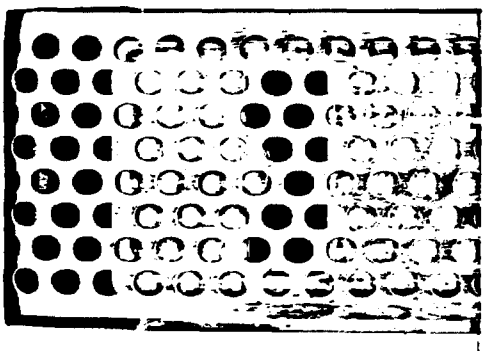
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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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 25000.00
CON TX 92.50
PRFEE 1.00
~~WDEED 8.00~~
~~CFEE 2.00~~
TOTAL 103.50
CHECK 103.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0460948
IDENTIF. ↑ REFERENCE

98 JUL 10 AM 10:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

07/10/98 01 10:29 0001 1925

No. 1317639