WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 3/26/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Vincent Hoag (NAME)	Sunbelt National Mortgage (NAME)	MAP 152-10
609 & 611 Sue Court (ADDRESS)	111 Westwood Place, Suite 109 (ADDRESS)	PARCEL 132
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (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, Johnson Properties , a general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vincent Hoag and wife, Rita M. Hoag

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. 132 on the Plan of Brook View Estates, Section 2, as of record in Book 4460, page 163, Register's Office for said County.

Said Lot No. 132 fronts 43.70 feet on the northeast margin of Sue Court and extends back 202.76 feet on the southeast line and 118.22 feet on the northwest line to a broken line on the rear which measures 207.57 feet.

Being the same property conveyed to Lee E. Johnson, Jr. and wife Dona S. Johnson, by deed from Leslie Moore Clark, Jr. and wife, Celia L. Clark, of record in Book 6350, page 435, Register's Office for Davidson County, Tennessee. The said Lee E. Johnson, Jr. and Dona S. Johnson, having since divorced and Lee Ensign Johnson, Jr., having conveyed his interest in subject property to Dona S. Johnson by quitclaim deed of record in Book 7785, page 549, said Register's Office. The said Dona S. Johnson having since died testate and devising her interest in the subjcet property to her children, Lee Ensign Johnson, III, Michael Owen Johnson, Stephen Lloyd Johnson and Susan Carol Johnson, by Last Will and Testament of Dona Lee Simpson Johnson, deceased, of record in Book 9220, page 958, said Register's Office, and the said Lee Ensign

CONTINUED **SEE PAGE 2

unimproved ( )
This is improved (X) property, known as 609 & 611 Sue Court, Antioch, Tennessee 37013
(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 my hand this 29th day of June, 19 98

Johnson Properties, a general partnership
By:
Michael Owen Johnson, Partner

STATE OF TENNESSEE
COUNTY OF

2.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Micahel Owen Johnson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Partner and _____ respectively of the Johnson Properties the within named bargainor, and that he as such Partner 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 Micahel Owen Johnson as such Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 29th day of June, 1998.

My commission expires 3/21/2001

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public

** Johnson, III, Michael Owen Johnson, Stephen Lloyd Johnson and Susan Carol Johnson, having conveyed their interest in the subject property to Johnson Properties, a general partnership, of record in Book 9220, page 966, said Register's Office.

This conveyance is subject to 1998 Davidson County Taxes and any subsequent years; Restrictive Covenants of record in Book 4689, page 561; Subject to all matters shown on the Plan of record in Book 4460, page 163, all in the Register's Office for Davidson County, Tennessee.

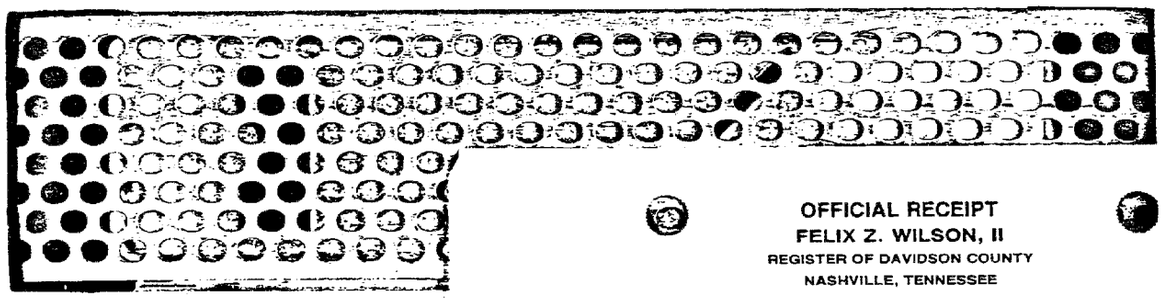
MAIL ENV.

0461758
IDENTIF. & REFERENCE

98 JUL 14 AM 8:28

FELIX Z. DALSELL REGISTER
DAVIDSON COUNTY, TN.

2819 07/14 0101 CHECK 399.50



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

RECEIVED OF _____

FOR _____

BOOK 11018 PAGE 424

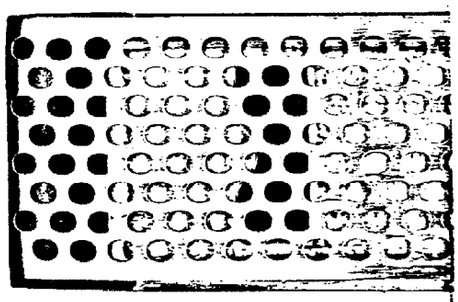
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 399.50
CHECK 399.50

07/14/98 01 08:28 0001 2819

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0461758
IDENTIF. # REFERENCE

98 JUL 14 AM 8:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1318524