FILE BOX 45

BOOK 11071 PAGE 115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 19 98

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth G. Kingston (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 96-9
314 Seneca Drive (ADDRESS)	155 N. Lake Ave.; P.O. Box 7137 (ADDRESS)	PARCEL 10
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7137 (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, Terry L. Johnson and wife, Malissa Lee Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth G. Kingston and wife, Sandra A. Kingston

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 the 3rd Civil District of Davidson County, Tennessee, being Lot No. 175, on the Plan of Woodberry Park Subdivision, of record in Plat Book 2133, Pages 117, 118, and 119, Register's Office for Davidson County, Tennessee.

SAID Lot No. 175 fronts 73 feet on the westerly side of Seneca Drive and extends back 188.7 feet on the northerly line and 170 feet on the southerly line, to a dead line in the rear, which is a broken line, on which it measures 75.9 feet.

BEING the same property conveyed to Terry L. Johnson and wife, Malissa Lee Johnson by deed from Donald D. Vaughn and wife, Hazel E. Vaughn, of record in Book 9355, Page 955, Register's Office for said County.

0476556 IDENTIF. ↑ REFERENCE

98 AUG 18 PM 2:20

CLIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

This is improved (✱) unimproved ( ) property, known as 314 Seneca Drive, Nashville, TN 37214
(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 14th day of August 19 98

Terry L. Johnson

Malissa Lee Johnson

FILE BOX 45

STATE OF TENNESSEE BOOK 11071 PAGE 116

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry L. Johnson and wife, Malissa Lee Johnson

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 14th day of August, 1998.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

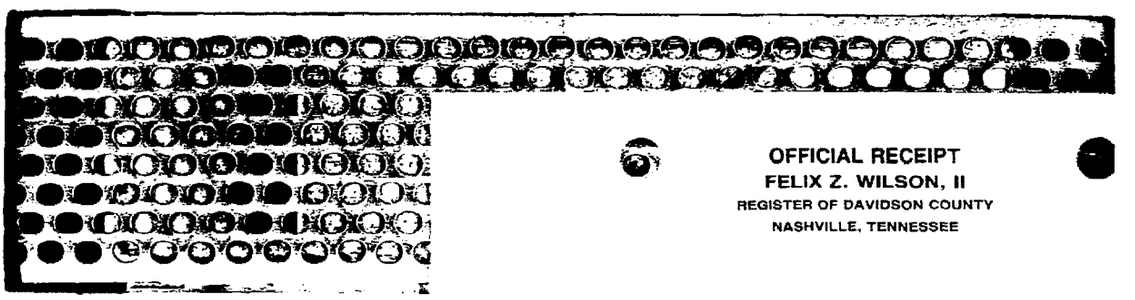
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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

3702 98 AUG 13 AM 9:01 SECHECK 360.00



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

RECEIVED OF _____

FOR _____

BOOK 11071 PAGE 117

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

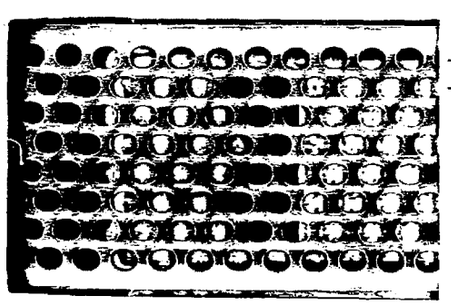
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CONT 362.13

CHECK 362.13

08/18/98 01 14:21 0001 0700

CONT



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0476556
IDENTIF. ↑ REFERENCE

98 AUG 18 PM 2:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CONT 0.00

CAMT 94900.00
CON TX 351.13
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 362.13

No. 133423

CONT 362.13