*Box 10B

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Mickey R. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 1998.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: NOVEMBER 27, 1999

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICKEY R. JOHNSON	SAME	**96-14-49**
(NAME) **2914 TWIN LAWN DRIVE**	(NAME) SAME	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **STEPHEN G. KEOGH AND WIFE, BEVERLY D. KEOGH,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICKEY R. JOHNSON, UNMARRIED,** 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. 396 on the Plan of Cloverhill, Section 7, as of record in Book 2133, Page 92, Register's Office for said County.

Said Lot No. 396 fronts 65 feet on the south side of Lakeland Drive, formerly Bealwood Drive, and extends back 156.5 feet on the east line and 156.3 feet on the west line, to a dead line measuring 65 feet thereon.

Being the same property conveyed to Stephen G. Keogh and wife, Beverly D. Keogh, by deed from Mary Beth Keogh Rowlett, Trustee, of record in Book 7093, page 581, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 2273, page 88, and any and all easements and conditions of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2913 LAKELAND 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 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 26th day of August, 1998.

STEPHEN G. KEOGH

BEVERLY D. KEOGH

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 **Stephen G. Keogh and Beverly D. Keogh,** 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 26th day of August, 1998.

Notary Public

Commission expires: **NOVEMBER 27, 1999**.

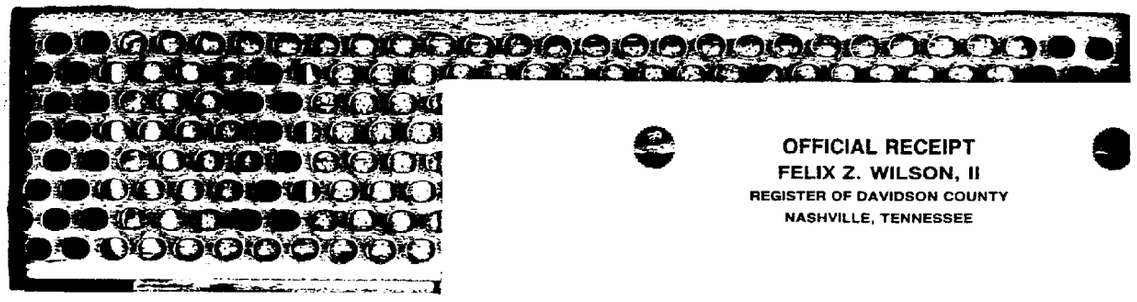
0480822

IDENTIF. & REFERENCE

98 AUG 28 AM 10:26

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3269 08/28 01.01 03CHECK 325.50



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

RECEIVED OF _____

FOR _____

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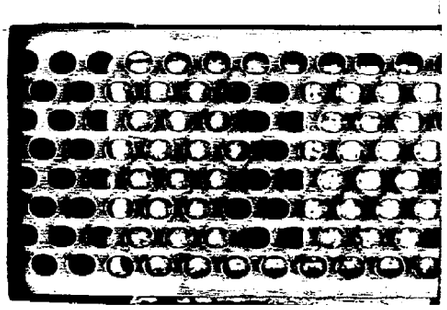
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 325.50
CHECK 325.50

08/28/98 01 10:28 0001 3269

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0480822
IDENTIF. ↑ REFERENCE

98 AUG 28 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1338743