FILE BOX-9B
FIRST TITLE & ESCROW COMPANY, INC.
#15909

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (gj) Title No: 40297
Dav. Co. File: Box 8

BOOK 11126 PAGE 233

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Scott Johnson 129 Kenner Avenue Nashville, Tennessee 37205	First American National Bank First American Center Nashville, TN 37237-0209

TAX MAP-PARCEL NUMBERS: 116-03-084

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 219,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Kleinert and spouse, Nancy E. Pratt Kleinert,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott B Johnson, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 74 on the Plan of Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract, of record in Book 421, Page 100 Register's Office for said County.

SAID property fronts 50 feet on the southwesterly margin of Kenner Avenue and extends back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Thomas Kleinert and wife, Nancy E. Pratt by deed from Michael John Linehan and wife, Patricia Ann Linehan of record in Book 10110, Page 262, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999 and subsequent years.; All matters shown on the Plan of record in Plat Book 421, Page 100, said Register's Office.; Joint Driveway Agreement of record in Book 5940, Page 714, said Register's Office.

This is improved property, known as: 129 Kenner Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of September, 1998.

Thomas Kleinert
Thomas Kleinert

Nancy E. Pratt Kleinert
Nancy E. Pratt Kleinert

State of Tennessee
County of Davidson

On this 21st day of September, 1998, before me the undersigned authority, personally appeared **Thomas Kleinert** and **Nancy E. Pratt Kleinert** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 219,000.00

Michelle Stringer
Affiant

Sworn and subscribed before me on the 21st day of September, 1998.

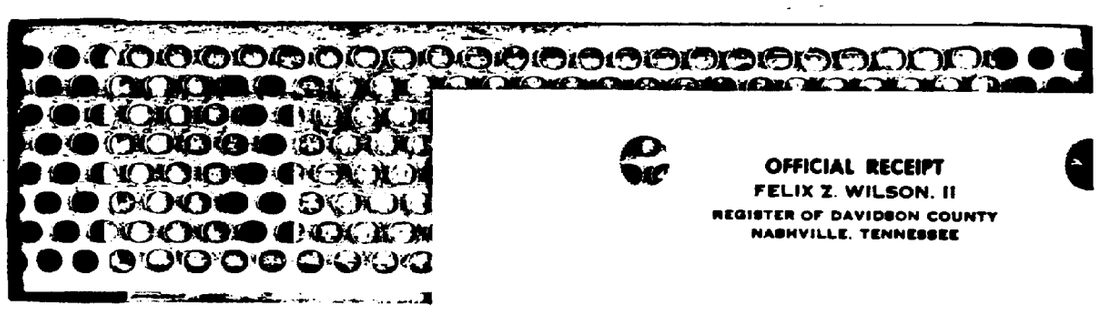
Notary Public

My Commission Expires: 6/4/2001

0491822
IDENTIF. & REFERENCE

98 SEP 25 AM 10:24
REGISTER
DAVIDSON COUNTY, TN.

5027 09/25 0101 03CHECK



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

RECEIVED OF _____

FOR _____

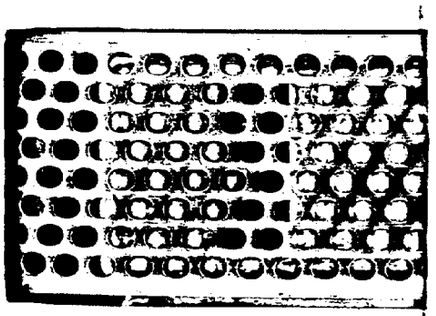
BOOK 11126 PAGE 235

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	219000.00
CON TX	810.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	821.30
CHECK	821.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5027



0491822
IDENTIF. & REFERENCE

98 SEP 25 AM 10:24

REGISTER
DAVIDSON COUNTY, TN.

No. 1350364