0498734

IDENTIF. # REFERENCE

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

98 OCT 12 AM 10:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40330
Dav. Co. File: Box 8

BOOK 11152 PAGE 466

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew H. Johnston Kristen F. Johnston 933 Caldwell Lane Nashville, TN 37204	SAME

TAX MAP-PARCEL NUMBERS: 118-13-226

WARRANTY DEED

2322 10/12 0101 03CHECK 1624.50

FOR AND IN CONSIDERATION of the sum of **$ 435,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary F. Mensel, a married woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew H. Johnston and spouse, Kristen F. Johnston,** 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 Lot No. 2 on the Plan of Noel Green of record in Plat Book 6250 , page 804 , Register's Office for said County.

SAID Lot No. 2 fronts 145 feet on the northerly margin of Caldwell Lane and extends back 175.98 feet on the easterly line and 222.94 feet on the broken westerly line to a broken line in the rear measuring 141.87 feet thereon.

BEING the same property conveyed to David E. Mensel and wife, Mary F. Mensel by deed from James E. Adams of record in Book 6995, page 742, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8690, page 617, said Register's Office, the said David E. Mensel conveyed his interest in subject property to Mary F. Mensel. David E. Mensel joins in this conveyance strictly to release any and all marital interest he may have in the above described property.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Mary F. Mensel by David E. Mensel as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 933 Caldwell Lane, Nashville, TN 37204

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 9th day of October, 1998.

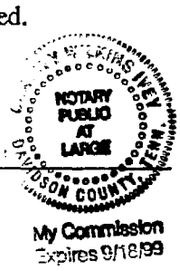
Mary F. Mensel
Mary F. Mensel, By: David E. Mensel, Atty-In-Fact

David E. Mensel
David E. Mensel

State of Tennessee
County of Davidson

On this 9th day of October, 1998, before me the undersigned authority, personally appeared David E. Mensel, 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

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: $ 435,000.00

Affiant

Sworn and subscribed before me on the 9th day of October, 1998.

Notary Public

My Commission Expires:



State of Tennessee
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David E. Mensel**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Mary F. Mensel**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of October, 1998.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Mary F. Mensel

TO: Andrew H. Johnston and Kristen F. Johnston

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

David E. Mensel
David E. Mensel, Affiant

Sworn to and subscribed before me this

9th day of October, 1998.

Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires 9/18/99

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

RECEIVED OF _____

FOR _____

BOOK 11152 PAGE 469

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 435000.00
CON TX 1609.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1624.50
CHECK 1624.50

10/12/98 01 10:40 0001 2322

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0498734
IDENTIF. # REFERENCE

98 OCT 12 AM 10:38
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1357566