WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 03, 2000

STATE OF TENNESSEE BOOK 11167 PAGE 117

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 223,996.90

Paul E Johnston Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul E. Johnston, Jr. (NAME)	First Republic Mortgage (NAME)	142-13A-138CO
1641 Glenridge Drive (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	9D 82278
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Rochford Realty and Construction Co., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul E. Johnston, Jr. and wife, Laura A. Johnston

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. 138 on the Final Plat of Riverside, Phase 2, as of record in Plat Book 7900, Page 656, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Rochford Realty and Construction Co., Inc. by deed from Frank H. Carter and wife, Delores H. Carter, Charles C. Handly, Jr., and Mary Handly Beard of record in Book 7103, page 48, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7185, page 619 and Book 7405, page 780, said Register's Office.

Subject to easements of record in Book 6970, page 275, Book 6970, page 278, Book 6970, page 285 and Book 6972, page 45, said Register's Office.

Charter of Riverside Homeowners Association of record in Book 7768, page 123, said Register's Office.

MAIL ENV.

98 OCT 23 AM 9:58

REGISTER
DAVIDSON COUNTY, TN.

0503045

IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 1641 Glenridge Drive, Nashville, TN 37221
(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.

6970 0101 OSCHECK

Witness my hand this 20th day of October 19 98

Rochford Realty and Construction Co., Inc.
By:
James G. Morrissey, Authorized Agent

839.79

STATE OF TENNESSEE
COUNTY OF

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James G. Morrissey and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Authorized Agent and _____ respectively of the Rochford Realty and Construction Co., Inc. the within named bargainor, and corporation, and that he as such Authorized Agent 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 James G. Morrissey as such Authorized Agent, and attesting the same by the said _____ as such _____. Nashville

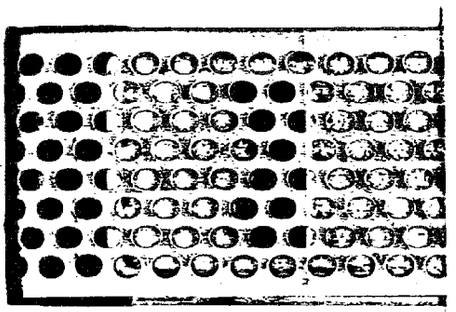
Witness my hand and official seal at office at ~~Davidson~~ Tennessee 37072 on this the 20th day of October 19 98 .

My commission expires _____

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires SEPT 22 2001



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

RECEIVED OF _____

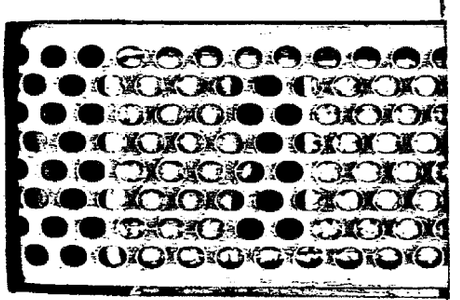
FOR _____

BOOK 11167 PAGE 119

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 223996.90
				CON TX 828.79
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 839.79
				CHECK 839.79
			10/23/98 01	10:00 0001 6920

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0503045
IDENTIF. ↑ REFERENCE

98 OCT 23 AM 9:58
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1362117