BOOK 11234 PAGE 640

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,750.00

Karen T. Chapman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(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
Karen T. Chapman (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP 75-13
317 Bonnaridge Drive (ADDRESS)	P.O. Box 305110 (ADDRESS)	PARCEL 175
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, A. H. Johnson Co. LLC, formerly A. H. Johnson Co., L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen T. Chapman, 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:

BEING Lot No. 55, on the Map of Hermitage Hills Subdivision, of record in Book 2900, Page 49, Register's Office for Davidson County, Tennessee.

SAID Lot No. 55 fronts 80 feet on the northerly side of Bonnaridge Drive and runs back 154.9 feet on the westerly line and 157.7 feet on the easterly line to a dead line in the rear, measuring 91 feet thereon.

BEING the same property conveyed to The A. H. Johnson Co., L.P. by Quitclaim Deed from Wm. Harry Johnson, Individually and as Executor of the Estate of Malvin Johnson, Alan Johnson, and Wm. Harry Johnson and Alan Johnson, Co-Trustees for Belinda Belle Johnson and Mark Johnson under the will of Malvin Johnson, of record in Book 8065, Page 847, Register's Office for said County. The said A. H. Johnson Co., L.P. now being A. H. Johnson Co., LLC.

5230 12/03 0101 03CHECK 298.68

unimproved ( )
This is improved (X) property, known as 317 Bonnaridge Drive, Hermitage, TN 37076
(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 my hand this 30th day of November 19 98

A. H. Johnson Co. LLC
By:
Alan Johnson, Administrator

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 Alan Johnson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Administrator and _____ respectively of the A. H. Johnson Co. LLC the within named bargainor, ~~and corporation~~, and that he as such Administrator 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 Alan Johnson as such Administrator, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 30th day of November 1998 .

My commission expires January 20, 1999

Zana C. Petty
Notary Public

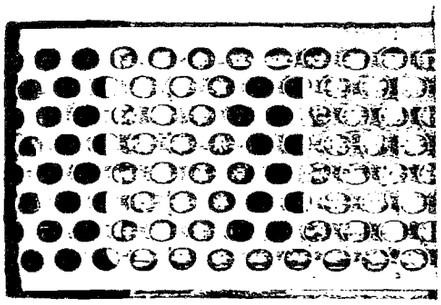
ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

98 DEC -3 PM 2:10

BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE

0520301



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

RECEIVED OF _____

FOR _____

BOOK 11234 PAGE 642

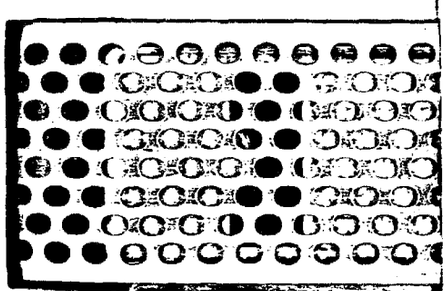
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 77750.00
CON TX 287.68
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 298.68
CHECK 298.68

12/03/98 01 14:10 0001 5230

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0520301
IDENTIF. ▲ REFERENCE

98 DEC -3 PM 2:10

GILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1380243