PREPARED BY: AND Please Return to:

Thomas E. Watts, Jr.
201 Fourth Avenue North, Suite 1260
Nashville, TN 37219

WARRANTY DEED

THIS INDENTURE is made and entered into this **10th** day of **December, 1998** between **Roy S. JOHNSON and Maria T. JOHNSON, tenants by the entireties** , GRANTOR, and **Tammy R. LONG, an unmarried woman** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **Davidson,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 178 in the Resubdivision of Rivertrace Estates, Phase I, Section 2, Lots 97-101,102-106, 110, 113-119, 122-123, 130-134, 163-164 and 177-184, of record in Plat Book 6900, page 741, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Roy S. Johnson and wife, Maria T. Johnson, by deed from Imperial Corporation of record in Book 9739, page 163, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Roy S. JOHNSON and Maria T. JOHNSON, tenants by the entireties by deed of record in Instrument No. , Davidson County Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Roy S. Johnson by Jacqueline J. Frazier Attorney in Fact
Roy S. JOHNSON
Signature of Seller

Maria T. Johnson by Jacqueline J. Frazier Attorney in Fact
Maria T. JOHNSON
Signature of Seller

98 DEC 16 PM 1:46
BILL GAYDEN, REGISTER
DAVIDSON COUNTY, TN.

052612
IDENTIF. ↑ REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Roy S. JOHNSON and Maria T. JOHNSON, tenants by the entireties**, the within named bargainors, 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, at office, this **10th** day of **December, 1998.**

_____
Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

Tammy R. LONG
2849 Steamboat Drive
Nashville, TN 37214

Property Address:

2849 Steamboat Drive
Nashville, TN 37214

Person Responsible for Taxes:

America's Wholesale Lender
750 Old Hickory Boulevard, Suite 180
Brentwood, TN 37027

Parcel #: 62-2A-178

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$126,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Tammy R. Long
Affiant

Sworn to and subscribed before me, a Notary Public, this **10th** day of **December, 1998.**

Tisha C. Baldwin
Notary Public

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

My Commission Expires: 9/28/2002

RETURN TO:

Thomas E. Watts, Jr.
201 Fourth Avenue North, Suite 1260
Nashville, TN 37219

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of December, 1998, before me personally appeared Nazarene Frazier, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Roy S. Johnson and wife, Maria T. Johnson, who acknowledged that such person executed the same as the free act and deed of Roy S. Johnson and wife, Maria T. Johnson.

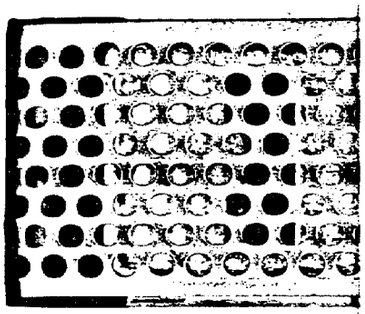
Signed this 10th day of December, 1998.

Tisha C Baldwin
NOTARY PUBLIC

My Commission Expires: 9/28/2002

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

1470 12/16 0101 03CHECK 481.20



OFFICIAL RECEIPT

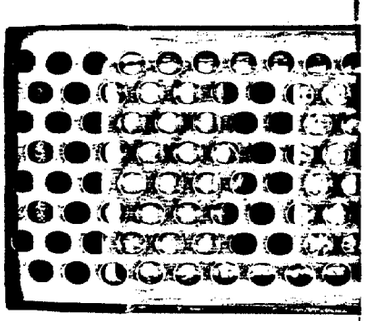
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11255 PAGE 426

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE



05261 12
IDENTIF. ↑ REFERENCE

98 DEC 16 PM 1:46
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	126000.00
CON TX	466.20
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	481.20
CHECK	481.20

12/16/98 01 13:46 0001 1470

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400924