0532628

IDENTIF. & REFERENCE

PICK-UP

WARRANTY DEED

99 JAN -4 PM 4:18

REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY: TUKE YOPP & SWEENEY
SUITE 1100, NATIONSBANK PLAZA
414 UNION STREET, NASHVILLE, TN 37219.

GRANTOR: MIKE ARCHBOLD

BOOK 11281 PAGE 340

GRANTEE: ROBERT E. JOHNSON

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
2034 Pittway Drive Nashville, TN 37207	134C HATCHER LANE HENDERSONVILLE TN 37075	Map 72 Parcel 23

****

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) and other good and valuable consideration, receipt and sufficiency of which are here acknowledged, **MIKE ARCHBOLD** , hereinafter called the GRANTOR, does hereby bargain, convey, sell and convey to **ROBERT E. JOHNSON, a married individual**, hereinafter called the GRANTEE, his heirs, successors and assigns, that certain parcel of real estate located in Davidson County, Tennessee, more fully described in Exhibit A attached hereto and made a part hereof by this reference, together with all tentaments, hereditaments and appurtenances appertaining thereto.

The Property is improved property known as 2034 Pittway Drive, Nashville, TN 37207.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is Four Hundred Thousand Dollars ($400,000.00).

Affiant: Robert E. Johnson

Sworn to and subscribed before me, this 4th **day of** January, 1999.

Elizabeth G Bass
Notary Public

My Commission Expires: 3-25-2000

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

234275.1 12/23/98

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 4th day of January, ~~1998.~~ 1998. MA

Mike Archbold
MIKE ARCHBOLD

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Elizabeth G Bloom, a Notary Public of said County and State, **MIKE ARCHBOLD**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 4th day of January, 1998.

Elizabeth G Bloom
Notary Public

My Commission Expires: 3-25-2000

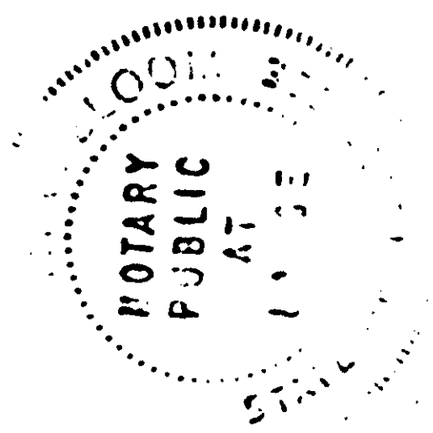


EXHIBIT A

Description of Real Property

Being all of that certain parcel of land shown as 4.791 acres on the Plan of Oakwood Development of record in Book 6200, page 332, more particularly described as follows:

Beginning at a Concrete Monument in the North and West Right-of-Way of Pittway Drive and being a corner common with Nashville Electric Service; thence with Nashville Electric Service, North 88 deg. 28 min. 57 sec. West 183.42 feet to a concrete monument corner common with Terry Burton in the north line of Nashville Electric Service; thence with Burton, North 03 deg. 03 min. 15 sec. East 264.48 feet to an iron pin corner common with Inglewood Congregation Jehovahs Witness in the south line of Lot 1, Oakwood Development; thence with Lot 1, South 86 deg. 23 min. 02 sec. East, 55.10 feet to an iron pin corner; thence North 03 deg. 04 min. 40 sec. East 455.00 feet to an iron pin corner common with Lot 2 in the East line of Lot 1; thence with Lot 2, North 70 deg. 54 min. 18 sec. East, 276.43 feet to an iron pin corner common with Lot 2 in the West line of Nashville Electric Service; thence with Nashville Electric Service, South 03 deg. 04 min. 40 sec. West, 603.30 feet to a concrete monument in the north Right-of-Way line of Pittway Drive; thence with Pittway Drive, North 86 deg. 55 min. 20 sec. West 15.00 feet to an iron pin; thence South 03 deg. 04 min. 40 sec. West 228.85 feet to a Concrete Monument; thence North 85 deg. 26 min. 21 sec. West 53.11 feet to a Concrete Monument; thence North 75 deg. 05 min. 12 sec. West 60.83 feet; to the Point of Beginning, containing 4.791 acres, more or less. Being a portion of the same property conveyed to Mike Archbold by quitlaim deed from Hughie Morris, recorded in Book 10530, page 328, Register's Office for Davidson County, Tennessee, and conveyed to Hughie Morris and Michael Archbold by quitclaim deed from Barbara Eatherly an unmarried woman and Donald Coomer, Trustee for William B. Owen Money Purchase Pension Plan of record in Book 9065, page 732, RODC, and using the same metes and bounds description as contained therein, there being no new survey.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

EXHIBIT B

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Exceptions to Title

1. Real Property taxes for 1999 and subsequent years.

2. All matters shown on Plat recorded in Book 6200, page 332 and Book 8250, page 220, Register's Office for Davidson County, Tennessee.

3. Easement to Metropolitan Government of Nashville and Davidson County, set forth in instrument recorded in Book 4154, page 10, RODC.

4. Right of Way Easement to State of Tennessee, as set forth in instrument recorded in Book 4844, page 606, RODC.

8390 01/04 0101 03CHECK 1499.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0532628
IDENTIF. ↑ REFERENCE

99 JAN -4 PM 4:18
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			400000.00
		CON TX	1480.00
		PRFEE	1.00
		WDEED	16.00
		CFEE	2.00
		TOTAL	1499.00
		CHECK	1499.00
01/04/99	01	16:15	0001 8390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407785