THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 117,000.00

Affiant

Subscribed and sworn to before me, this 30th day of December 1998

Notary Public

My Commission Expires: 9-29-2001

BOOK 11282 PAGE 569

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
GILBERTO RODRIGUEZ 205-207 Leeshan Court Nashville, Tennessee 37013	MARINE MIDLAND MORTGAGE 7700 Little River Turnpike #302 Annandale, Virginia 22003	MAP 162-7 PARCEL 228

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTEEN THOUSAND AND NO/100---------- ($ 117,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, MICHAEL D. JOHNSON and wife, PATRICIA L. JOHNSON, and MICHAEL D. JOHNSON, JR., married hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GILBERTO RODRIGUEZ, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 8 on the Plan of Antioch Park, Section 6B, of record in Book 5210, page 56, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Michael D. Johnson and wife, Patricia L. Johnson, and Michael D. Johnson, Jr., unmarried, by deed from Scott D. Miller, unmarried, of record in Book 9813, page 979, Register's Office for Davidson County, Tennessee; the said Michael D. Johnson, Jr. having since married.

Kari J. Johnson, spouse of Michael D. Johnson, Jr., joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

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99 JAN -5 AM 11:07
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. + REFERENCE

This is improved property known as 205-207 Leeshan Court, Nashville, Tennessee 37013

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, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Antioch Park, Section 6B of record in Book 5210, page 56, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his ___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of December, 19 98.

Michael D Johnson by Tim Davis P.O.A.
MICHAEL D. JOHNSON

Patricia L. Johnson by Tim Davis P.O.A.
PATRICIA L. JOHNSON

MICHAEL D. JOHNSON, JR.

KARI J. JOHNSON

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael D. Johnson, Jr. and Kari J. Johnson, the bargainor s, 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 and official seal this 30th day of December, 19 98.

My Commission Expires: 9/29/2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Tim Davis to me known to be the person who executed the foregoing instrument in behalf of Michael D. Johnson and Patricia L. Johnson and acknowledged that he executed the same as the free act and deed of the said Michael D. Johnson and Patricia L. Johnson.

Witness my hand and seal this 30th day of December, 1998.

Notary Public

My commission expires: 9/29/2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

CAMT
117000.00
CON TX 432.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 443.90
CHECK 443.90
01/05/99 01 11:05 0001 8689

05329'16
IDENTIF. & REFERENCE

99 JAN -5 AM 11:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408081