BOOK 11288 PAGE 161

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF December, 1998

_____
Notary Public

My Commission Expires:_____
(AFFIX SEAL)

ROBIN R. KELLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2000

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Joann Johnson and Yolanda N. Johnson 1210 Pennock Avenue Nashville, TN 37207	Longbeach Mortgage Company 210 25th Avenue N., Suite 747 Nashville, TN 37203	71-15 -412

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **ROCKY HILL ENTERPRISES, INC.,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **JOANN JOHNSON, UNMARRIED AND YOLANDA N. JOHNSON, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called Grantee, 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. 19 on the Map of Crutchers Subdivision of part of Lucy H. Lindsey Property, as of record in Book 161, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being of the same property conveyed to Rocky Hill Enterprises, Inc. by warranty deed from Paul David Maynard, Michael Wayne Maynard and Brownie Lee Maynard, of record in Book 11161, Page 196, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent, a lien which are not yet due and payable.

Subject to Charter of Rocky Hill Enterprises, Inc., of record in Book 9553, page 397, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 1210 Pennock Avenue, Nashville, TN 37207

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

99 JAN -8 AM 8:14
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

0534264
IDENTIF. & REFERENCE

NCC903

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 person 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_23rd_day of December, 1998.

Rocky Hill Enterprises Inc

ROCKY HILL ENTERPRISES, INC.

by P S Carden, Pres.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

0142 01/08 0101 03CHECK 307.00

On this 23rd_ day of December, 1998, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Patricia S. Carden, who, being by me duly sworn, says that she is President of Rocky Hill Enterprises, Inc.; that she signed and sealed said instrument on behalf of said Rocky Hill Enterprises, Inc. by its authority duly given, and the said President, acknowledged said instrument to be the act and deed of said Rocky Hill Enterprises and the corporate seal was hereby affixed.

Witness my hand and official seal, in Franklin, Tennessee, the 23rd day of December, 1998.

Notary Public

ROBIN R. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

My commission expires:_____

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11288 PAGE 163

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 307.00
CHECK 307.00

01/08/99 01 08:12 0001 0142

05342644
IDENTIF. & REFERENCE

99 JAN -8 AM 8:14
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409514