Rec'd 12

BOOK 11379 PG 749

THIS INSTRUMENT PREPARED BY:
John D. Claybrook, Esq.
Waller Lansden Dortch & Davis,
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Affiant

Subscribed and sworn to before me this 11 day of March, 1999.

Notary Public

KERRY L. HENSON NOTARY PUBLIC AT LARGE TENN DAVIDSON

My Commission Expires: 3-23-02

****

ADDRESS OF NEW OWNER:

Richard A. Johnson and
Ben A. Burns
2509 Hemingway Drive
Nashville, Tennessee 37215

SEND TAX BILL TO:

SAME

MAP-PARCEL NO.

Map 72-2
Parcel 58

****

99059796

99 MAR 11 PM 1:55

RECEIPT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, AARON T. WALKER and wife, ROBIN M. WALKER (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto RICHARD A. JOHNSON AND BEN A. BURNS (collectively "Grantees"), the heirs, representatives, successors and assigns of Grantees, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract No. I

7223 03/11 0101 03CHECK 1867.50

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

A tract of land situated in the 11th Civil District of Metropolitan Nashville and Davidson County, Tennessee, being more particularly described according to a survey prepared by R. L. Montoya-Land Surveying, Inc. as follows:

Beginning at an iron rod in the westerly margin of Gallatin Pike, said rod being the southeast corner of the Bobby J. Goad property as evidenced in Deed Book 9991, page 605, R.O.D.C., TN, also being the northeast corner for this herein described tract of land; thence, leaving said margin and running with a common line North 63 degrees 29 minutes 13 seconds West 125.00 feet to an iron rod being the northwest corner for this tract and the southwest corner of the aforementioned Bobby J. Goad property; thence South 26 degrees 45 minutes West 100.00 feet to an iron rod, being the southwest corner for this tract and the northwest corner of Charles Krech property as evidenced in Deed Book 5166, page 232, R.O.D.C., TN; thence, running with a common line to the Krech property South 63 degrees 29 minutes 13 seconds East 125.00 feet to an iron rod in the westerly margin of Gallatin Pike; thence, with said margin North 26 degrees 45 minutes East 100.00 feet to the point of beginning, containing 12,500 s.f. or 0.287 acres, more or less.

Tract No. II

A 10-foot easement for ingress and egress extending from Gallatin Pike to the real of the property described above.

Tract Nos. I and II being the same property conveyed to Aaron T. Walker and wife, Robin M. Walker, by deed from Aaron's Jewelry and Loan Company, Inc., of record in Book 8091, page 343, said Register's Office, and by deed from Dale M. Garrett and wife, Emma Marie Garrett, of record in Book 10339, page 306, said Register's Office.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantees, the heirs, representatives, successors and assigns of Grantees, forever.

Grantors further covenant and bind themselves, their representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantees, the heirs, representatives, successors and assigns of Grantees, against the lawful claims of all persons whomsoever (other than claims arising out of the matters set forth on Exhibit A attached hereto). All exhibits referred to herein are attached hereto and incorporated herein by reference. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 11 day of March, 1999.

Aaron T. Walker

Robin M. Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kerry L Henson, Notary Public for the State and County aforesaid, Aaron T. Walker and wife, Robin M. Walker, known to me to be the persons whose names are subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND, at office, this 11 day of March, 1999.

Notary Public

KERRY L. HENSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-2-02

1. 1999 Metropolitan Government taxes, a lien not yet due and payable.

2. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4275, page 282, Register's Office for Davidson County, Tennessee.

3. Memorandum of Lease Agreement by and between Dale M. Garrett and Aaron T. Walker (Lessor) and Cash America, Inc. of Tennessee, d/b/a Big State Pawn & Bargain Center of Nashville (Lessee) of record in Book 7916, page 136, said Register's Office.

4. Matters shown on survey made by R. L. Montoya-Land Surveying, Inc., as Job No. 87-9-105, dated March 9, 1999.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11379 PG. 753

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

0559796

99 MAR 11 PM 1:59

CAMT
505000.00
CON TX 1868.50
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 1887.50
CHECK 1887.50

03/11/99 01 13:58 0001 7223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1436365