WARRANTY DEED

MARILYN K. FISHER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TN

SD0399-098CL

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: August 20, 2000
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 515 Enon Springs Road, Smyrna, Tennessee 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audie J. Johnson and	Audie J. Johnson	MAP 71-5
(NAME)	(NAME)	
1717 & 1719 Roger Avenue	P.O. Box 633	PARCEL 93 AND
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Antioch, Tennessee 37011	PARCEL 270
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Excel Real Estate & Development, Co.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Audie J. Johnson and Gail Johnson,* D/B/A Cardinal Construction

* husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Nos. 1 and 2 on the Plan of the resubdivision of part of Lots 289-291 of Scruggs Brooklyn Heights, of record in Book 11190, Page 27, Register's Office for Davidson County, Tennessee, to which Plan specific reference is hereby made for a more particular description.

BEING THE SAME PROPERTY conveyed to Excel Real Estate & Development Co. by deed from Clarice Turner and Judy L. Francis of record in Book 11436, page 417, in the aforesaid Register's Office.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 1717 & 1719 Roger Avenue, Nashville, Tennessee 37207.

unimproved ( )
This is improved (X) property, known as 1717 & 1719 Roger Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 persons 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 this 22nd day of April 19 99

Excel Real Estate & Development, Co.

By: Dwayne L. Bell

Dwayne L. Bell, Owner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Dwayne L. Bell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Owner and _____ respectively of the Excel Real Estate & Development the within named bargainor, and corporation, and that he as such Owner 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 Dwayne L. Bell as such Owner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Smyrna, Tennessee on this the 22nd day of April 1999.

My commission expires August 20, 2000

Marilyn K. Fisher

Notary Public

MARILYN K FISHER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TN

057841

RUTHERFORD COUNTY, TENNESSEE

99 APR 26 PM 1:39

0786 0401 0201 0201 CK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11446 PG. 564

05784 14

REFERENCE

99 MAR 26 PM 1:39

CAMT	24000.00
CON TX	88.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	99.80
CHECK	99.80

03/26/99 01 13:42 0001 - 6986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1476922