WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF .....DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April 19 99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHARON E. GAINES	NATIONSBANC MORTGAGE CORPORATION	MAP 51-10B
(NAME)	(NAME)	
171 ELLINGTON PLACE	1201 MAIN STREET	PARCEL 1
(ADDRESS)	(ADDRESS)	
MADISON, TENNESSEE 37115	DALLAS, TEXAS 75202	
(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, WILLIAM DAVID JOHNSON AND WIFE, DINA MARIE JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHARON E. GAINES, UNMARRIED

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 a certain condominium apartment described as Unit No. 171 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William David Johnson and wife, Dina Marie Johnson by Quitclaim Deed of record in Book 10379, page 735, Register's Office for Davidson County, Tennessee.

IDENTIF. & REFERENCE

99 MAY -6 PM 12:44

BILL BOYD, DAVIDSON COUNTY REGISTER
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED IN THIS OFFICE

MAIL ENV.

2434 05/06 0101 03CHECK 284.80

unimproved ( )
This is improved (X) property, known as 171 ELLINGTON PLACE, MADISON, TENNESSEE 37115
(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 our hand s this 9th day of April 19 99

WILLIAM DAVID JOHNSON

DINA MARIE JOHNSON

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 WILLIAM DAVID JOHNSON AND WIFE, DINA MARIE JOHNSON 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 MADISON, Tennessee, this 9th day of April 19 99

Commission expires January 27, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11467 PG. 129

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

0583572

IDENTIF. & REFERENCE

99 MAY -6 PM 12:44

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	74000.00
CON TX	273.80
PRFEE	1.00
MREED	8.00
CFEE	2.00
TOTAL	284.80
CHECK	284.80

05/06/99 01 12:47 0001 2434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1457106