FILE BOX 45

WARRANTY DEED

BOOK 11467 PG. 656

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 76,805.00

Travis H. Arnett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF May 19 99

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis H. Arnett (NAME)	First Trust Mortgage Company (NAME)	MAP #086-14-0-A
207 Thistle Lane (ADDRESS)	P.O. Box 17257 (ADDRESS)	PARCEL #207.00 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, Johnny E. Johnson and wife, Cindy Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Travis H. Arnett, 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:

BEING Unit No. 207, on the Plan of Hermitage Meadows Subdivision, Stage Three, of record in Book 6250, Page 300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Johnny E. Johnson by deed from Thomas W. Grumke and wife, Jane Barry-Grumke, of record in Book 7289, Page 481, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 6034, Page 365, Register's Office for said County.

The said Cindy Johnson joins in this conveyance to convey any and all marital interest she may have in said property.

unimproved ( )
This is improved (X) property, known as 207 Thistle Lane, Hermitage, TN 37076
(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 5th day of May 19 99

Johnny E. Johnson

Cindy 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 Johnny E. Johnson and wife, Cindy 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 at Nashville, Tennessee, this 5th day of May, 99.

Commission expires March 24, 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

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

05836664

IDENTIFY A REFERENCE

99 MAY -6 PM 2:07

PAUL LANNOM REGISTER
DAVIDSON COUNTY, TN.

20.4020 1010 70750 1343

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11467 PG. 658

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

0583664

IDENTIF. ↑ REFERENCE

99 MAY -6 PM 2:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	76805.00
CON TX	284.18
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	295.18
CHECK	295.18

05/06/99 01 14:11 0001 2527

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1457198