THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 8358

MAP/GROUP/PARCEL
108-12-0/274.00

NEW OWNER'S NAME AND ADDRESS:
Byron L. and Lisa G. Johnson
869 Sandburg Place
Nashville, Tennessee 37214

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Richard Larsen and wife, Chun Sun Larsen, hereinafter called Grantors, does hereby transfer and convey unto Byron L. Johnson and wife, Lisa G. Johnson, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Elmcrest Subdivision of record in Book 7900, Page 52, Register's Office for said County.

SAID Lot No. 19 fronts 64.50 feet on the easterly margin of Sandburg Place and extends back 111.30 feet on the northerly line and 137.48 feet on the southerly line to a dead line in the rear, measuring 104.15 feet thereon.

The subject property is improved property commonly known as 869 Sandburg Place, Nashville, Tennessee 37214.

BEING the same property conveyed to grantors herein by deed of record in Book 8480, Page 914, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Richard Larsen

Chun Sun Larsen

RECORDED TOO LATE TO ORDER $23.00

0587381

RECEIVED FOR REFERENCE

99 MAY 17 AM 8:50

ELLA WARD, REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Richard Larsen and wife, Chun Sun Larsen, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 30th day of April, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $97,900.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of April, 1999.

NOTARY PUBLIC

My Commission Expires: 2/3/02

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 11480 PG. 147

0587381

INSTRUMENT # REFERENCE

99 MAY 17 AM 8:50

REGISTER
DAVIDSON COUNTY, TN.

	DANT		$7500.00
	CON TX		362.23
	PRFEE		1.00
	MISCEL		8.00
	CFEE		2.00
	TOTAL		373.23
	CHECK		373.23
05/17/99	01	08:53 0001	6483

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461111

LAOMOD1