RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP37898) FILE BOX "7"

BOOK 11563 PG. 392

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF MAY, 1999.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny R. Morgan 629 Waco Drive Nashville, TN 37209	FT Mortgage Companies DBA First Tennessee Mortgage Co., Inc. P.O. Box 146 Memphis, TN 38101	91-5-72 8DA-24857

FOR AND IN 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,

SUSAN FERGUSON JOHNSON AND HUSBAND DONALD F. JOHNSON
MARY MARGARET FERGUSON AND HUSBAND JIMMY FERGUSON, SR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHNNY R. MORGAN

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 Lot No. 13 on the Plan of Moss-Wood Subdivision, Section 2 as of record in Book 2900, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Susan Ferguson Johnson and Mary Margaret Ferguson by deed from Patricia O. Molter of record in Book 9189, Page 936, Register's Office for Davidson County, Tennessee.

Donald F. Johnson, husband of Susan Ferguson Johnson and Jimmy Ferguson, Sr. husband of Mary Margaret Ferguson join in this Warranty deed only for the purpose of encumbering such marital rights if any, that they may have in and to said property.

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

Unimproved ( )
This is improved (X) property, known as 629 Waco Drive, Nashville, TN 37209

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 this 21st day of May 1999

Susan Ferguson Johnson — Donald F. Johnson

SUSAN FERGUSON JOHNSON — DONALD F. JOHNSON

Mary Margaret Ferguson — Jimmy Ferguson SR

MARY MARGARET ~~JOHNSON~~ BY SUSAN FERGUSON JOHNSON, ATTY IN FACT — JIMMY FERGUSON, SR. BY SUSAN FERGUSON JOHNSON, ATTY. IN FACT

Susan Ferguson Johnson Atty. In FACT — Susan Ferguson Johnson Atty in FAC

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 Susan Ferguson Johnson and husband Donald F. Johnson

the bargainors 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 21st day of May 1999.

Commission Expires: 9/28/2002

Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of May, 1999, before me personally appeared Susan Ferguson Johnson to me known to be the person who executed the foregoing instrument in behalf of Mary Margaret Ferguson and Jimmy Ferguson, Sr. as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Mary Margaret Ferguson and Jimmy Ferguson, Sr..

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of May, 1999.

My commission expires:

_____
Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

99 JUN -1 PM 3:45

REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION & REFERENCE

9903739

356.95 06/01 0101 03CHECK

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

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0593739

IDENTIFICATION REFERENCE

99 JUN -1 PM 3:46

REGISTER
DAVIDSON COUNTY, TN.

CAMT	93500.00
CON TX	345.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	356.95
CHECK	356.95

06/01/99 01 - 15:49 0001 3240

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467774