THIS INSTRUMENT PREPARED BY:
GERALD G. RATTERSON, ATTY.
2801 West End Ave. #200
Nashville, TN 37203

FTEC File No. 16605
File Box 9B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $530,000.00

Joseph W. Johnson
Affiant

Subscribed and sworn to before me, this 25th day of June, 1999

Notary Public

My Commission Expires: 9/18/99

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS JOSEPH W. JOHNSON	NEW OWNER	Map 116-9
5920 Sedberry Road		Parcel 9
Nashville, Tn 37205		F.B. 8DZ73755

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT EVANS JOHNSON AND JOSEPH WILSON JOHNSON AND ROBERTA SANDERS JOHNSON KRESS AND SARA MARGUERITE JOHNSON, CO-EXECUTORS OF THE ESTATE OF SARA EVANS JOHNSON MARKS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOSEPH WILSON JOHNSON AND WIFE, NANCY A. JOHNSON, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5920 Sedberry Rd., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 1999.

Robert Evans Johnson
ROBERT EVANS JOHNSON

Joseph Wilson Johnson
JOSEPH WILSON JOHNSON

Roberta Sanders Johnson Kress
ROBERTA SANDERS JOHNSON KRESS

Sara M Johnson
SARA MARGUERITE JOHNSON

Sara Marguerite Johnson

7085 07/01 0101 03CHECK 1976.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ROBERT EVANS JOHNSON AND JOSEPH WILSON JOHNSON AND ROBERTA SANDERS JOHNSON KRESS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 1999.

My Commission Expires: 9/18/99

Notary Public

WARDEED

STATE OF NEW YORK
COUNTY OF M

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sara Marguerite Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 23rd day of June, 1999.

Notary Public

My Commission Expires:

1|30|01.

CLAIRE E. HABERMANN
Notary Public, State of New York
No. 01HA5038464
Qualified in New York County
Commission Expires Jan. 30, 2001

0606675

IDENTIF. & REFERENCE

99 JUL -1 PM 4:

JILL GARRETT REGI
DAVIDSON COUNTY,
STER
TN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 305 on the Plan of Hillwood Estates Section 12, as of record in Plat Book 2663, page 109, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James William Johnson and wife, Sara Evans Johnson by deed from Edward C. Scruggs, Jr. and wife, Annie M. Scruggs of record in Book 3498, page 365, said Register's Office. The said James William Johnson and Sara Evans Johnson have since been divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 93D-3646. James William Johnson has subsequently conveyed his interest in said property to Sara Evans Johnson by quitclaim deed of record in Book 9394, page 992, Register's Office for Davidson County, Tennessee. Sara Evans Johnson thereafter married and was known as Sara Evans Johnson Marks. Sara Evans Johnson Marks died on December 1, 1998 and devised said property to Robert Evans Johnson, Joseph Wilson Johnson, Roberta Sanders Johnson Kress and Sara Marguerite Johnson, as Co-Executors by Will of record in Will Book 324, page 218, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; and (2) (4) All matters appearing on the Plan of record in Plat Book 2663, page 109, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11553 PAGE 808

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

0606675

IDENTIF. & REFERENCE

99 JUL -1 PM 4:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
530000.00
CON TX 1961.00
PRFEE 1.00
UDEED 12.00
CFEE 2.00
TOTAL 1976.00
CHECK 1976.00

07/01/99 01 16:09 0001 7089

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485523