Box 2

ROBIN S. WEAKLEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN.

My Commission Expires
March 18, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Patsy W. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 19 99

Robin S. Weakley
Notary Public

MY COMMISSION EXPIRES: 3/18/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter C. Johnson (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 181-03
7137 Calderwood Drive (ADDRESS)	2059 Northlake Parkway (ADDRESS)	GROUP A
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (CITY) (STATE) (ZIP)	PARCEK 186.00 CO

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, Eugene A. Collins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter C. Johnson and wife, Patsy W. Johnson

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 Lot No. 186 on the Plan of Section Three, Indian Creek Estates, of record in Plat Book 9700, page 817, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Eugene A. Collins, by deed from Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage or otherwise encumber without the joinders of any beneficiary, of record in Book 11650, Page 772, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 817; P.U.D. Boundary Plat of record in Book 9700, Page 391; restrictions of record in Book 10752, page 553; Easement of record in Book 6549, Page 403; Storm Water Detention Agreement of record in Book 10729, Page 380; Charter of record in Book 11031, Page 79; By-Laws of record in Book 11033, Page 509; all of record in the Register's Office for Davidson County, Tennessee.

99 SEP -3 PM 3:38
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

063262 22
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 7137 Calderwood Drive, Antioch, Tennessee 37013
(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 my hand this 27th day of August 19 99

Eugene A. Collins

$26.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, said County and State, the within named Eugene A. Collins, a Notary Public in and for the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of August 19 99.

Commission expires 3/18/2003

R. H. S. WEARLEY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

My Commission Expires March 18, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

WARRANTY DEED

FROM

Eugene A. Collins

TO

Walter C. Johnson and wife,
Patsy W. Johnson

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

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 11650 PAGE 775

0632622

IDENTIFICATION/REFERENCE

99 SEP -3 PM 3:38

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

CK-T
210000.00
COM TX 777.00
PRFEE 1.00
UDEED 8.00
CFEE 2.00
TOTAL 788.00
CHECK 788.00

09/03/99 01 15:38 0001 4996

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513018