WARRANTY DEED

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: ~~May 25, 2000~~ 5-25-2003
(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
Crystalline D. Sesler	Mortgage Investors Group	96-14
(NAME)	(NAME)	
3014 Boulder Park Drive	320 N. Cedar Bluff Rd., Ste. 200	247
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(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, Barbara J. Johnson and husband, Donald E. Johnson

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

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. 227, on the Plan of Hickory Bend Subdivision, Section 4, of record in Plat Book 4175, Page 34, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BOOK 11651 PAGE 384

BEING the same property conveyed to Barbara J. Johnson by Quitclaim Deed from Donald E. Johnson, of record in Book 8566, Page 157, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4272, Page 832; and Book 4367, Page 805, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

The said Donald E. Johnson joins in this conveyance to convey any and all marital interest he may have in said property.

5302 09/07 0101 03CHECK 329.50

unimproved ( )
This is improved (X) property, known as 3014 Boulder Park Drive, Nashville, TN 37214
(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 31st day of August 19 99

Barbara J. Johnson

Donald E. Johnson

FILED FOR RECORD & INDEXED
DAVIDSON COUNTY, TN.
REGISTER
'99 SEP -7 AM 11:07

06329090

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 Barbara J. Johnson and husband, Donald E. 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 31st day of August 19 99.

Commission expires ~~May 25, 2000~~ 3/24/01

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_____.

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires _____

_____
Notary Public

BOOK 11651 PAGE 885

EXHIBIT "A"

Being Lot 227, on the Plan of Hickory Bend Subdivision, Section 4 of record in Plat Book 4175, Page 34, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald E. Johnson and wife, Barbara J. Johnson by deed from the Secretary of Veterans Affairs, an Officer of the United States of America of record in Book 8013, page 637, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Barbara J. Johnson by quitclaim deed from Donald E. Johnson of record in Book 8560, page 157, Register's Office for Davidson County, Tennessee.

Donald E. Johnson joins in this Conveyance solely to relinquish any marital rights he may have in the property by virtue of his marriage to Barbara J. Johnson.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11651 PAGE 387

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

0632909

IDENTIFYING REFERENCE

99 SEP -7 AM 11:07

REGISTER
DAVIDSON COUNTY, TN.

CAMT	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	329.50
CHECK	329.50

09/07/99 01 11:07 0001 5302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513319