50-0

JW

Prepared by:
Lassiter, Tidwell & Hildebrand
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

~~PREPARED BY:~~ RETURN TO
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $99,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of September, 1999.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronny D. Johnson 127 Hicks Road Nashville TN 37221	FT Mortgage Companies 2345 Grand Avenue, Suite 2200 Kansas City, MO 64108	142-14-C-127

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Molly-Ayn Cole Hodges, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ronny D. Johnson and wife, Kathleen Johnson hereinafter called the Grantees their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, TN, being Unit No. 127, together with the appurtenant interest in the common elements of Breckenridge Condominium, a horizontal property regime as shown as Exhibit "B" to Master Deed of record in Book 6808, Page 45, amended in Book 7020, Page 848, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Molly-Ayn Cole Hodges by deed from M. Dewey Morris, Jr., of record in Book 10170, Page 84, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 127 Hicks Road, Nashville, Tennessee 37221

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 successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves and our heirs successors and assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of September, 1999.

Molly-Ayn Cole Hodges

0639053
IDENTIF. ↑ REFERENCE
99 SEP 24 AM 8:44
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

97 09/24 0101 03CHECK 379.15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Molly-Ayn Cole Hodges, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purpose therein contained.

Witness my hand, at office in Brentwood, Tennessee, this 22nd day of September, 1999.

Notary Public

My Commission expires:

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

My Commission Expires
1-29-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11674 PAGE 49

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

0639053

BOOKING & REFERENCE

99 SEP 24 AM 8:44

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

CAMT	99500.00
CON TX	368.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	379.15
CHECK	379.15

09/24/99 01 08:47 0001 1857

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519790