WARRANTY DEED

LYNNE SORENSEN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires APRIL 29 20[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS A 77,000.00

Ronald E. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October 1999

Lynne Sorensen
Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

Mail

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Johnson	Mortgage Portfolio Services, Inc	69-16-68
(NAME)	(NAME)	
1604 Elizabeth Road	210 25th Avenue, North #500	
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37218	Nashville, TN 37203	
(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, Ed Crowley, Jr. and wife, Donna Crowley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald E. Johnson and wife, Tamieka M. 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 the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 13 on the Plan of J. J. Holsapfel's Subdivision, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning on the southerly margin of Elizabeth Street at the northwest corner of the property conveyed to W. W. Graves and wife, by deed from J. J. Holsapfel and wife, of record in Book 2046, page 304, Register's Office for said County, being the corner of Lot Nos. 13 and 14; thence with the line between said two lots southerly 156.15 feet to the northerly margin of Ashton Avenue; thence with the same, westwardly 99 feet to the corner of lots 12 and 13; thence with the line between said two lots northwardly 156.15 feet to the southerly margin of said Elizabeth Street; thence with same, eastwardly 100 feet to the beginning.

Being the same property conveyed to Ed Crowley, Jr. and wife, Donna Crowley by deed from I. Dyke Tatum, Substitute Trustee of record in Book 11580, page 635, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

CONTINUED

This is improved (X) property, known as 1604 Elizabeth Road, Nashville, Tennessee 37218 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 29th day of October 1999

Ed Crowley, Jr.
By: Ed Crowley Jr. by Donna Crowley attorney-in-fact
Donna Crowley, Attorney-in-fact

Donna Crowley
Donna Crowley

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

STATE OF TENNESSEE, DAVIDSON COUNTY
REAL ESTATE TRANSFER TAX
11/02/1999 01:02:CHECK
295.90

99 NOV -2 AM 9:16
REGISTER
DAVIDSON CO. TN.

REFERENCE
0653004

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 Donna Crowley with whom I am personally acquainted and who acknowledged that Donna Crowley executed the within instrument on behalf of Ed Crowley, Jr. as his Attorney in Fact as the free act and deed of the within named Donna Crowley.

Witness my hand and official seal at Goodlettsville, TN 37072, Tennessee, October 29, 1999.

Lynne Sorenson
Notary Public

LYNNE SORENSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires APRIL 29 200

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 Donna Crowley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 29 day of October, 1999.

Lynne Sorenson
Notary Public

My Commission Expires:_____

LYNNE SORENSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires APRIL 29 200

LEGAL DESCRIPTION CONTINUATION

Donna Crowley executed this instrument on behalf of Ed Crowley, Jr. pursuant to a Power of Attorney which is being placed of record currently herewith.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11726 PAGE 581

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

0653004

99 NOV -2 AM 9:16

CAMT	77000.00
CON TX	284.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	295.90
CHECK	295.90

11/02/99 01 09:17 0001 6649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1534394