BOOK 11729 PAGE 420

#1112-2

WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

#99-363

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Phyllis L. Sesler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 19 99

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: 9-29-2001
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
PHYLLIS L. SESLER (NAME)	SOUTHTRUST MORTGAGE CORPORATION (NAME)	MAP 142-09-0-E
1261 General George Patton Road (ADDRESS)	210 Wildwood Parkway (ADDRESS)	PARCEL 060.00co
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	FB #09D-78857

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, AUGUST L. JOHNSON AND IRENE A. JOHNSON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHYLLIS L. SESLER AND GARY L. SESLER, WIFE AND HUSBAND

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1261, together with Carport designated No. 1261-C, of River Plantation Condominiums, Section Seven, Phase One, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation Condominiums, of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6226, Page 18, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of River Plantation Condominiums, Section Seven, Phase One, of record in Book 5200, Pages 705 and 706, and as amended in Book 6392, Page 321, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to August L. Johnson and wife, Irene A. Johnson, by Deed from Haury and Smith Contractors, Inc., a Tennessee corporation, of record in Book 7014, Page 814, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant

CONTINUED

unimproved ( ) This is improved (X) property, known as 1261 General George Patton Road, Nashville, TN 37221
(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 29th day of October 19 99

AUGUST L. JOHNSON

Irene A. Johnson
IRENE A. JOHNSON

RECEIPT OF CHECK 603.00

06536691

FILED FOR REFERENCE
NOV-3 AM 9:20

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 AUGUST L. JOHNSON AND IRENE A. JOHNSON, HUSBAND AND WIFE

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 29th day of October, 1999.

Commission expires May 27, 2001

KIMBERLY R. BOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires 5/27/01

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_____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation Condominiums, of record aforementioned; easements and setback lines, if any, as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11729 PAGE 422

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

0653691

REFERENCE

99 NOV -3 AM 9:20

RECEIVED
DAVIDSON CO. TN.

CAMT	180000.00
CON TX	592.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	603.00
CHECK	603.00

11/03/99 01 09:21 0001 7364

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535106