FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Elaine P Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 20 00

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE TENN DAVIDSON CO

Notary Public

MY COMMISSION EXPIRES: March 24, 2001 (AFFIX SEAL)

Instr:200003100025116 Page: 1 OF 2
REC'D FOR REC 03/10/2000 2:18:40PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $684.50

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
Elaine P. Johnson (NAME)	Norwest Mortgage, Inc. (NAME)	MAP 84-7
2708 Windemere Dr. (ADDRESS)	405 SW Fifth Street (ADDRESS)	PARCEL 5.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Des Moines, IA 53309 (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, Denise A. Holt, ~~a single person~~ married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elaine P. Johnson and husband, Jack 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:

BEING Lot No. 62, on the Plan of Sunny Acres, Section Three, of record in Book 2663, Page 92, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to John A. McCormick and wife, Denise Holt McCormick by deed from William Bryan Cottingham, Jr. and wife, Donna Jean Cottingham, of record in Book 7378, Page 956, Register's Office for said County, and further conveyed to Denise Holt McCormick by Final Decree of record in Book 8610, Page 352, and by Quitclaim deed from Mark S. Elmore, Jr., Trustee, of record in Book 10588, Page 26, said Register's Office. See also Quitclaim deed from Denise Holt McCormick to Denise A. Holt, of record in Book 11266, Page 910 and re-recorded in Book 11323, Page 1, said Register's Office. Denise Holt McCormick being one and the same person as Denise A. Holt.

This conveyance is subject to Restrictive Covenants of record in Book 2811, Page 170 and amended by Book 3828, Page 655, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 92, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2708 Windemere Dr., 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 my hand this 9th day of March, 20 00

Denise A. Holt

Denise A. Holt

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 Denise A. Holt, a single person

the bargainor _____, 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 Nashville, Tennessee, this 9th day of March, 00.

Commission expires March 24, 2001

Notary Public

PATRICIA CARROLL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

_____
Notary Public