655-7980

9604 07/14 45.50- CHECK

BOOK 5624 PAGE 56 FILE BOX 9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,017.58

Kathy J Byers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY 1980

Lucille J Tillett
Notary Public

MY COMMISSION EXPIRES: 4/18/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN, ATTORNEY, 219 Second Avenue, North NASH TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WAYNE CLARK, TRUSTEE (NAME)	SAME (NAME)	23W-00800
P. O. Box 962 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map: 94-2
Monteagle, TN 37356 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par: 227

FOR AND IN 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~~ I,

LARRY R. JOHNSON, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WAYNE CLARK, TRUSTEE, with full power to sell, mortgage, transfer, or otherwise convey without the joinder or disclosure of any beneficiaries.

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 the westerly 41 feet of Lot No. 109 of the United Electric Railway Addition to East Nashville, a Plan of which is of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee.

SAID Part of Lot No. 109 fronts 41 feet on the northerly side of Sevier Street and extends back between parallel lines, with the easterly margin of 20th Street, 150 feet to a 15 foot alley.

BEING the same property conveyed to Larry R. Johnson by deed from Henry S. Cross and wife, Marylou Y. Cross, of record in Book 5532, Page 95, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

IT IS AGREED AND UNDERSTOOD that the above named Grantee assumes and agrees to pay the remaining unpaid balance of three (3) mortgages retained in Deeds of record in Book 4769, Page 538, Book 4977, Page 282, and Book 5532, Page 95, Register's Office for Davidson County, Tennessee, payable according to the terms and conditions therein.

This is unimproved ( ) improved (X) property, known as 2001 SEVIER STREET NASHVILLE, TN 37206
(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 11th day of JULY, 1980

Larry R Johnson
LARRY R. JOHNSON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY R. JOHNSON, Unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of JULY 1980

Commission expires 4/18/82

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM

LARRY R. JOHNSON, Unmarried

TO

WAYNE CLARK, TRUSTEE

F97413
F.97.4.13

IDENTIF. REFERENCE

Jul 14 12 51 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Lawyers Title of
Middle Tennessee, Inc.

Titles Guaranteed

NASHVILLE, TENN.

FILE BOX 9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5624 PAGE 58

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			15017.58- CO	
			39.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	45.50-
940407/14/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9. 7. 4. 1. 3

IDENTIF. REFERENCE

Jul 14 12 51 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 767702