W A R R A N T Y D E E D

BOOK 6014 PAGE 388

Prepared by:

Map & Parcel No: 81-11-448

Mose J. Davie, Attorney
1026-4th Avenue, North
Nashville, Tennessee 37219

For and in consideration of the sum of Eight-thousand-seven-hundred-dollars ($8,700.00), cash in hand paid to me, the receipt of which is hereby acknowledged, and for other good and valuable considerations, I, Ben Lanier (an unmarried man), have bargained and sold, and by these presents do transfer and convey unto Annie Hyde Johnson, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Cephas Woodard's subdivision of Lots Nos. 5 and 6 of the Woodard property, as of record in Book 161, page 174, Register's Office for said County, described as follows:
>
> Beginning at the northeast corner of Buchanan Street, formerly the Hydes Ferry Turnpike, and Epps Avenue; thence with the northerly margin of said Street easterly 59 feet to the corner of Lots Nos. 53 and 54; thence northerly with the line between said two lots 148-1/2 feet to the southerly line of Lot No. 55; thence with the line between Lots Nos. 54 and 55 westerly 57-1/2 feet to the easterly margin of Epps Avenue; thence with the easterly margin of said Avenue southerly 136 feet to the beginning.
>
> Being the same property conveyed to Ben Lanier by deed from Willie L. Greer and wife, Peggy Joyce Greer of record in Book 5977, page 111, Register's Office for Davidson County, Tennessee.
>
> The said land is improved and known as, 1116 Buchanan Street, Nashville, Tennessee 37208. Send all tax Statements to Annie Hyde Johnson at the aforesaid address.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Annie Hyde Johnson.

And I, do covenant with the said Annie Hyde Johnson that I am lawfully seized and possessed of the said land, in fee simple, have a good right to convey it, and the same is unencumbered.

And I, Ben Lanier, do further convenant and bind myself, my heirs and assigns to warrant and forever defend the title to the said land to Annie Hyde Johnson against the claims of all persons whomsoever.

WITNESS MY HAND, on this the 28th day of February, 1983.

Ben Lanier

BEN LANIER

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, Mose J. Davie, a Notary Public in and for said County and State, the within named, Ben Lanier, 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 28th day of February, 1983.

NOTARY PUBLIC

My commission Expires: October 21, 1984

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater is $8,700.00.

AFFIANT

Sworn to and subscribed before me this 3rd day of March, 1983.

B. Edwards

DEPUTY REGISTER

RUSH

IDENTIF. REFERENCE

MAR 3 8 51 AM '83

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

H 3 3 7 6 0

07 #1 36830

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6014 PAGE 390

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED
CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE
MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			8700.00- CO	
			22.62 - CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 29.12-	
			0459A03/03/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 3 7 6 0

IDENTIF. REFERENCE

MAR 9 @ 31 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 932507