Fee 20

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM
Lou Willa Allen
formerly Lou Willa Ewing
by Lou Willa Whorton, Conservator

TO
John R. Johnson and wife,
Barbara Johnson

For draftsman's use

BOOK 6019 PAGE 813

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Johnson etux (NAME)	SAME (NAME)	105-7-434
1249 Second Ave. S. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15W-2760
Nashville, TN. 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 6,300.00 John R. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF March 19 83

Notary Public

MY COMMISSION EXPIRES: 7-2-86

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged,

H 35693

IDENTIFICATION REFERENCE

MAR 14 8 56 AM '83

WILLIAM WILSON II REGISTER
DAVIDSON COUNTY, TN

LOU WILLA ALLEN, formerly LOU WILLA EWING, a widow, by LOU WILLA WHORTON, Conservator have bargained and sold, and by these presents do transfer and convey unto the said JOHN R. JOHNSON and wife, BARBARA JOHNSON heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Form No. WD3a

Being Lot No. 12 and the South 12 feet of Lot No. 10 that joins Lot No. 12 all being of John Lumsden's Plan No. 2, of which is on record in Plan Book No. 57, page 116, in the Register's Office of Davidson County, Tennessee; said Lot No. 12 together with the above mentioned South part of Lot no. 10 contain 37 feet, more or less, and front on the West side of 2nd Avenue South, formerly South Market Street, beginning on the North West corner of Gray and 2nd Avenue South and running back westwardly between parallel lines 116 feet and 10 inches, more or less, to an alley.

Being part of the same property conveyed to Lou Willa Ewing, now Lou Willa Allen and Edward Ewing by deed from B. Rich, unmarried, of record in Book 767, page 277, Register's Office for Davidson County, Tennessee. Lou Willa Ewing and Edward Ewing having since divorced in Circuit Court for Nashville, Davidson County, Tennessee, of record in Minute Book 64, page 422, the Edward Ewing being divest of all his right, title and interest in and to said property and vested solely in Lou Willa Allen.

The above referenced property according to a survey by John Kohl & Co., dated February 28, 1983, file No. 35790, and being described as part of the property being described in Deed Book 767, page 277 Register's Office for Davidson County, Tennessee, is described as part of Lot No. 12, being 25 feet and part of Lot No. 10, being 12 feet, said Lot No. 12 together with the above mentioned part of Lot No. 10 contain 37 feet, more or less, front on the West side of 2nd Avenue South, formerly South Market Street, beginning on the North West corner of Gray and 2nd Avenue South and running back westwardly between parallel lines 130 feet to an alley.

"Provided, however, that the covenants and warranties set forth herein recited in this warranty deed shall only apply to that portion of the above described tract or parcel of land which is contained within the same tract or parcel of land conveyed to Lou Willa Ewing, now Lou Willa Allen, and Edward Ewing be deed of record in Book 767, page 277, Register's Office for Davidson County, Tennessee, and which is more fully described therein. In the event that the property described and conveyed herein is in excess of the property described by said deed to Lou Willa Ewing, now Lou Willa Allen, and Edward Ewing, then the Grantors herein quitclaim and convey any and all of their rights, title and interest therein, the Grantors quitclaim and convey, without covenant or warranty, to the Grantees."

This is (unimproved / X improved) property, known as 1313 2nd Avenue South, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John R.Johnson and wife, Barbara Johnson heirs and assigns, forever.

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

And I do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said John R. Johnson and wife, Barbara Johnson heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 11th day of March, 19 83, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lou Willa Allen
formly Lou Willa Ewing
By Lou Willa Whorton Conservator

INSTRUMENT PREPARED BY: RICK M. JOHNSON, ATTY.
SUITE 200, 430 THIRD AVE., N.
NASHVILLE, TENNESSEE 37201
244-1568

Form No. WD3b
BOOK 6019 PAGE 815

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, ..., a Notary Public in and for said County and State, the within named Lou Willa Allen, formerly Lou Willa Ewing by LOU WILLA WHORTON, Conservator by power of the Chancery Court for Davidson County, Tennessee, Phase I, under Docket No. 81-368-I, on the 30th day of November, 1982, the bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, Tennessee, this ..... day of March, 19 83

Michael I. Rossman, Notary Public

Commission Expires 1/22/84

MICHAEL I. ROSSMAN • NOTARY PUBLIC • DAVIDSON COUNTY

STATE OF .....
County of .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be .....

.....of the .....,

the within named bargainor, a corporation, and that ....he as such .....,

being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in .....,

this .....day of ....., 19.....

....., Notary Public.

Commission expires .....

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6019 PAGE 816

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			6300.00-	CO
			16.38	CO TX
			.50	PRFEE
			9.00	WDEED
				CHECK 25.88-
			2790A03/14/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 5 6 9 3

IDENTIF. REFERENCE

MAR 14 8 56 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 934760