FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,846.12

Brenda F. Pierce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF DECEMBER 19 83

Notary Public

MY COMMISSION EXPIRES 10/1/86
(AFFIX SEAL)

BOOK 6210 PAGE 596

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
BRENDA F. PIERCE (NAME)	RALPH SUTRO COMPANY (NAME)	96-12
3239 Cloverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	Dept. 21331 (STREET ADDRESS)	27
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Los Angeles, California 90088 (CITY) (STATE) (ZIP)	3D 62608

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, LARRY B. JOHNSON and wife, ANDREA H. JOHNSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRENDA F. PIERCE

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. 28 on the Plan of Hickory Bend, Section I, a plat of which is of record in Book 3300, page 38, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Larry B. Johnson and wife, Andrea H. Johnson by deed from James B. Donovan, Jr., and wife, Jennie Bell Donovan, of record in Book 5034, page 191, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Thomas & Hill, Inc., of record in Book 5034, page 193, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. Said loan having since been transferred to Ralph Sutro Company.

This is unimproved ( ) improved (XX) property, known as 3239 Cloverwood Drive, Nashville, Tennessee 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 our hand s this 31st day of December, 1983

Larry B. Johnson
LARRY B. JOHNSON

Andrea H. Johnson
ANDREA H. JOHNSON

CHECK 4804 4156

STATE OF TENNESSEE
Davidson County

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named LARRY B. JOHNSON and wife, ANDREA H. JOHNSON,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 1983

Commission expires 10/19/86

_____
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

TO

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

RECEIVED FOR RECORD
JAN 9 11 28 AM '84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

57846.12 CAMT.
150.28 CSTAX
.50 PRFEE
6.00 WDEED
CHECK - 156.78-
4804A01/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

R 5 6 3 5 2

IDENTIF. REFERENCE

JAN 9 11 19 AM '84

REGISTER
DAVIDSON COUNTY, TN

No. 5267