This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karla S. Johnson and Karen L. Linn (NAME) 211 38th Avenue North (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee (CITY) (STATE) (ZIP)	First Tennessee Bank N. A. Memphis (NAME) P. O. Box 474 (STREET ADDRESS) Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	Map 104-1 Parcel 213

BOOK 6211 PAGE 84

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- Dollars,

Cash in hand paid by Karla S. Johnson and Karen L. Linn and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Mattie F. Ferrell

have this day bargained and sold, and do hereby transfer and convey unto the said

Karla S. Johnson and Karen L. Linn

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows.

Land in Davidson County, Tennessee, being Lot No. 99 and the south 12 1/2 feet of Lot No. 98 on the Map of Plan One, Part of West Grove, of record in Book 421, page 109, Register's Office for said County.

Said lot and part of said lot adjoin and front together 62 1/2 feet on the west side of 38th Avenue North and run back between parallel lines, 160 feet more or less to an alley.

Being the same property conveyed to Evett M. Ferrell and wife, Mattie F. Ferrell by deed from Tillman D. Elder and wife, Gladys Jo Elder, of record in Book 1755, page 89, Register's Office for Davidson County, Tennessee, the said Evett M. Ferrell having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $27,600.00

Subscribed and sworn to before me, this the 6th day of January 19 84

Affiant

My commission expires: 10-20-85 (Affix Seal)

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
LARGE

unimproved ( )
This is improved ( ) property, known as 211 38th Avenue North (House Number) (Street) Nashville, Tn. P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 6th day of January 19 84, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CHECK

01/09 78.00

Mattie F. Ferrell By Linda L. Sutherland
Mattie F. Ferrell Her attorney in fact

5038

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ... *a Notary Public in and for said County and State,* Mattie F. Ferrell .....

the within named 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, this* 6th *day of* January, *19*84

..... *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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of January, 1984, before me personally appeared Linda G. Sutherland, to me known to be the person who executed the foregoing deed in behalf of Mattie F. Ferrell, and acknowledged that she executed the same as the free act and deed of said Mattie F. Ferrell.

Witness my hand and official seal at office in Nashville, Tennessee, this 6th day of January, 1984.

Linda G. Sutherland
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires: 10-20-85

G-244426

WARRANTY DEED

FROM
~~Mattie F. Ferrell~~

TO
Karla S. Johnson and
Karen L. Lirm

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

JAN 9 9 52 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

H 96529

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
			27500.00- CAMT.	
			71.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	78.00-
5038A01/09/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 96529

IDENTIF. REFERENCE

JAN 9 3 52 PM '84

REGISTER
DAVIDSON COUNTY, TN

No. 5499