PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

WARRANTY DEED

BOOK 6403 PAGE 525

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
June D. McKinney, Trustee 608 West Iris Drive Nashville, TN 37204	City Federal Savings & Loan 23 Belmont Drive Somerset, NJ 08873	Map 18-16 Parcel 137 GO-14201

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James Richard Johnson and wife, Marianne Helga Johnson, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto June D. McKinney, Trustee, with full power to sell, convey, mortgage, or encumber without joiner of any beneficiary, hereinafter called the grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being Lots Nos. 33, 34 and 35 on the Revised Map of Moncrief's Subdivision, of the northerly part of the Allen Mathes Land, Goodlettsville, Tennessee, not of record, and described according to a survey by John Kohl & company, March 18, 1983, as follows:
>
> Beginning on the northerly margin of Moncrief Avenue at the southeast corner of the property conveyed to Van B. Wood and wife, Etta Wood by deed from W. C. Moncrief & Company, of record in Book 1179, Page 130, Register's Office for said County, thence with the northerly margin of said Avenue, eastwardly 85 feet to a point; thence with the west line of the Mandrell property of record in Book 5016, Page 108, said Register's Office; thence northwardly 297 feet; thence eastwardly 85 feet with Mandrell's northerly boundary; thence northwardly 58.5 feet to a point; thence northerly 75 degrees W. 179.95 feet to the eastern terminus of a 30 foot unnamed avenue; thence with same, southwardly 30 feet to the northeast corner of said Wood property, continuing in the same direction and with the easterly line of said Wood property, continuing in the same direction, and with the easterly line of said Wood property 382 feet to the beginning.
>
> Being the same property conveyed to James Richard Johnson by deed of record in Book 6037, page 661, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 337 Moncrief Avenue, Goodlettsville, TN 37072.
>
> This conveyance is subject to a deed of trust of record in Book 5138, page 770, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, her heirs and assigns, forever; and we do covenant with the said grantee 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 grantee, her 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 hands this 13th day of OCT., 1984.

James Richard Johnson

Marianne Helga Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Richard Johnson and wife, Marianne Helga Johnson, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13 day of October, 1984.

Donald Ray Heath
Notary Public
My Commission expires: 4-26-86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $36,000.00.

June D. McKinney
Affiant

Sworn to and subscribed before me this 15th day of Oct., 1984.

Dale A. Maurer
Notary Public
My Commission expires: 7-28-87

156553

RECEIVED FOR REFERENCE
Oct 15 2 00 PM '84
REGISTER
DAVIDSON COUNTY, TN

RUSH

10/15 11:15 CHECK

3582

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6403 PAGE 527

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

36000.00- CAMT.
93.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 100.10-
8682A10/15/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 6 5 5 3

IDENTIF. REFERENCE

OCT 15 2 00 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0076983