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STATE OF TENNESSEE
COUNTY OF Davidson

FILE BOX 45

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Randy Giles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 1986

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 4/15/89

(AFFIX SEAL)

NOTARY PUBLIC LAROE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Johnson	Owner	MAP 118-04
(NAME)	(NAME)	
1418 Quail Run Road		PARCEL 179
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214		6DA 25500
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Willie Mai Reed Robinson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Johnson, a married person, and Randy Giles, a married person

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 the westerly part of Lot No. 30 on the plan of Rosedale Subdivision, as of record in Book No. 869, page 366, Register's Office, Davidson County, Tennessee. Said westerly part of Lot No. 30 fronts 50 feet on the easterly side of Klein Avenue, beginning at the southwest corner of said Lot on said Klein Avenue, being the northwest corner of Lot No. 29 in said plan of Rosedale Subdivision; thence with the easterly margin of Klein Avenue; northerly 50 feet to the southwest corner of Lot No. 31 of said subdivision; thence with the southerly margin of said Lot No. 31 easterly 130.85 feet to the northwest corner of the easterly part of Lot No. 30 of said subdivision, owned by Robert E. Lee; thence with the westerly margin of said easterly part of Lot No. 30 southerly 50 feet to the southwest corner of said easterly part of said Lot No. 30; thence westerly with the northerly margin of said Lot No. 29 133.47 feet to the beginning.

Being the same property conveyed to Willie Mai Reed Robinson by deed from Nannie Mable Reed Keele and Mattie Lillian Reed Fisher, of record in Book 1642, page 335, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 2208 Kline Avenue, Nashville, TN 37211
(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 heir 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 covey 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 my hand this 12th day of March, 1986

Willie Mai Reed Robinson
Willie Mai Reed Robinson

03/14

3287

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie Mai Reed Robinson, unmarried

(or proved to me on the basis of satisfactory evidence)

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, this 12th day of March 19 86.

Commission expires: 7/9/89

David C Tipp
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who

(or proved to me on the basis of satisfactory evidence)

his oath / himself upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

83244

IDENTIFICATION REFERENCE

MAR 14 3 02 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

~~Willie Mai Reed Robinson~~

TO

Ronald Johnson
~~Randy Giles~~

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

20[illegible].00- CASH
52.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 58.50-
3287A03/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83244

IDENTIF. REFERENCE

MAR 14 3 02 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 227594