BOX 15

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

L. E. [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August 19 86

[illegible]
Notary Public

MY COMMISSION EXPIRES: June 5, 1989
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael O. Johnson (NAME)	Atlantic Coast Mortgage Company (NAME)	103-4
4400 Wyoming Ave. (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	#58
Nashville, TN. 37209 (CITY) (STATE) (P. O. ZIP)	Fairfax, Va. 22030 (CITY) (STATE) (ZIP)	25W-2780

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, Oma Elizabeth Pegram, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael O. Johnson and Lee E. Johnson, both unmarried, as tenants in common with right of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 301 of Block No. 17 on the Plan of Charlotte Park Company's First Addition to West Nashville, as of record in Book 57, page 103, Register's Office for said County.

Said lot no. 301 fronts 50 feet on the northerly side of Wyoming, formerly Sixth Avenue, and runs back between parallel lines with the westerly margin of 44th Avenue North, formerly Third Street, 150 feet to an alley.

Being the same property conveyed to Oma Elizabeth Pegram by deed from Annie Laurie Bain, et al of record in Book 3919, page 584, Register's Office for Davidson County, Tennessee.

RECD. & REGIST. DAVIDSON COUNTY, TN
Aug 12 12 39 PM '86

IDENTIFICATION

30795

This is unimproved ( ) improved (X) property, known as 4400 Wyoming Ave., Nashville, TN. 37209
(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 her hand this 7th day of August, 19 86

Oma Elizabeth Pegram
Oma Elizabeth Pegram

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Larry L. Westbrook, a Notary Public in and for said County and State, the within named Oma Elizabeth Pegram, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of August 19 86

Commission expires June 5, 1989

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

Oma Elizabeth Pegram, unmarried

TO

Michael O. Johnson and Lee E. Johnson, both unmarried

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37208

BOX 15

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

$350.00- STATE
17.50 COUNTY
.50 CLERK
6.00 CLERK
CHECK 134.30-
9125A08/12/86 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 0 7 9 5

IDENTIFICATION REFERENCE

AUG 12 12 39 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 282229