This instrument prepared by:

Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 7125 PAGE 697

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M. H. Webb (NAME)	(NAME)	71-9, 104
914 North First Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Nashville, Tn. 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars, cash in hand paid by M. H. Webb, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
FEB 3 11 22 AM '87

8 9 7 1 3
IDENTIFICATION REFERENCE

Joe E. Johnson and wife, Sara L. Johnson

have this day bargained and sold, and do hereby transfer and convey unto the said M. H. Webb

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. 164 on the Plan of E. C. Scruggs Subdivision of Booklyn Heights of record in Book 332, page 140, Register's Office for Davidson County, Tennessee.

Said Lot No. 164 fronts 40-feet on the southerly side of Brooks Avenue now Seminary Street, runs back southerly between parallel lines 140-feet to an alley.

Being the same property conveyed to Joe E. Johnson and wife, Sara L. Johnson by deed from James C. Tippens and wife, Edna J. Tippens, of record in Book 5166, page 852, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is 8,000.00

Subscribed and sworn to before me this the 8th *day of* January *19* 87

My commission expires: 4/17/88 *(Affix Seal)*

Affiant Margie DeMasi

Notary Public

This is improved (X) unimproved ( ) property, known as 813 Seminary Street, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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, except for Vendor's lien in Book 5166, page 852, Metro letter in Book 7033, page 297, and back property taxes.

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 8th *day of* January *19* 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joe E. Johnson
JOE E. JOHNSON

Sara L. Johnson
SARA L. JOHNSON

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Margie DeMoss, *a Notary Public in and for said County and State* Joe E. Johnson and wife, Sara L. Johnson

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

Witness my hand and official seal at Nashville, Tennessee, *this* 8th *day of* January, *19* 87.

Margie DeMoss
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

Commission expires 4/17/88

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

WARRANTY DEED

FROM

Joe E. Johnson, et ux

TO

M. H. Webb

WEBB REALTY COMPANY
914 NORTH FIRST STREET
NASHVILLE, TENNESSEE 37207
BOX 8044
PHONE 262-0713

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

60[illegible].[illegible]- CAMT.
22.40 CSTAX
.50 PRFE-
6.00 WDED
CHECK 28.90-

EDE2102/ 3/87 9A .8[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 9 7. 1. 3.

IDENTIFICATION REFERENCE

FEB 3 11 22 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 41389