This Instrument Prepared By:
J. M. Grissim, Attorney
323 Union Street
Nashville, Tennessee 37201

FW 21

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WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
Jane J. Clough and Joann J. Tomlin 1127 Stonewall Jackson Court Nashville, Tennessee 37220	Same	145-3-46

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ELISABETH B. CHRISTMAS (hereinafter referred to as "Grantor"), expressly reserving a life estate for the remainder of my life, do hereby transfer, convey and assign all of my remainder interest equally as tenants in common to JANE J. CLOUGH and JOANN J. TOMLIN (hereinafter referred to as "Grantees"), their heirs and assigns, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Roselawn Estates, of record in Book 2900, page 86, Register's Office for said County.
>
> Said Lot No. 14 fronts 166 feet on the westside of Granny White Pike and runs back between parallel lines, 440 feet to a dead line.
>
> Being the same property conveyed to Elizabeth B. Christmas an undivided 63% interest, and Joseph Dixon Johnson, Jr., an undivided 37% interest, as tenants in common, by deed from Lynch Bennett and wife, Louise C. Bennett, of record in Book 5129, page 705, Register's Office for Davidson County, Tennessee, the said Elizabeth B. Christmas and Elisabeth B. Christmas being one and the same person. The interest of Joseph Dixon Johnson, Jr., having been conveyed to the Grantees herein by Will of record in Minute Book 142, page 710, County Court Clerk's Office of 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 Grantees, their heirs and assigns, forever. And I do covenant with the said Grantees that I am 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 I further covenant and bind myself, my 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.

WITNESS my hands this 8th day of May, 1984.

Elisabeth B. Christmas

ELISABETH B. CHRISTMAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elisabeth B. Christmas, within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of May, 1984.

Frances B. Cockett
NOTARY PUBLIC

My Commission Expires: My Commission Expires Oct. 21, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 90,000.00 .

Affiant Jane J. Clough

Sworn to and subscribed before me this

8th day of May, 1984.

Frances B. Cockett
NOTARY PUBLIC

My Commission Expires: Commission Expires Oct. 21, 1984

02575

IDENTIFICATION REFERENCE

MAR 11 8 30 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

90000.00- CAMT.
250.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 253.50-
03514 03/11/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02575

IDENTIFICATION REFERENCE

MAR 11 8 30 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55503