PREPARED BY: J. BLAKE FREEMAN, ATTY., P. O. BOX 1368, MADISON, TN 37116

WARRANTY DEED

BOOK 7195 PAGE 663

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John L. Johnson, et ux (NAME)	Mortgagee: First Federal Savings Bank of Tennessee (NAME)	Map 61-15
3811 Burrus Avenue (STREET ADDRESS OR ROUTE NUMBER)	101 West Lincoln Street (STREET ADDRESS)	Parcel 305
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Tullahoma, TN 37388 (CITY) (STATE) (ZIP)	

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, C. B. Steakley, Jr., Executor

have this day bargained and sold, and do hereby transfer and convey unto the said John Lee Johnson and wife, Julie P. Johnson

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

(SEE EXHIBIT "A")

12444

IDENTIFICATION REFERENCE

APR 8 9 14 AM '87

REGISTER'S OFFICE DAVIDSON COUNTY, TN

PAID

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,000.00

Subscribed and sworn to before me this the 2 *day of* April *19* 87

My commission expires 3-2-89

(Affix Seal)

Affiant

Notary Public

BLAKE FREEMAN NOTARY PUBLIC AT LARGE

This is improved (X) unimproved ( ) property, known as 3811 Burrus Avenue, Nashville, TN 37216
(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 current year 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 2nd *day of* April *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*

C. B. Steakley Jr. EXECUTOR

C. B. Steakley, Jr., Executor

1717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7195 PAGE 664

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* C. B. Steakley, Jr., Executor

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

Witness my hand and official seal at Madison, *Tennessee, this* 2nd *day of* April, *19*87

Notary Public

Commission expires 3-8-89

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

C. B. STEAKLEY, JR., EXECUTOR

TO

JOHN LEE JOHNSON AND WIFE,

JULIE F. JOHNSON

G60680

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710

TRACT I:

Being part of Lot No. 74 on the Plan of the Subdivision of the Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County, described according to a survey made by W. B. Southgate, Surveyor, March 17, 1938, as follows:

Beginning at a point in the westerly margin of Burrus Street 302 feet northerly from the northerly margin of Gillock Street, said point of beginning being the northeast corner of a tract of land conveyed to W. M. Gray and wife to James R. Ruffell, Jr. and wife, by deed of record in Book 741, Page 564, said Register's Office, thence westwardly, with said Ruffell's northerly line, 225 feet; thence northerly 46 feet 1 inch; thence easterly 225 feet to the westerly margin of Burrus Street; thence southerly, with said margin of Burrus Street, 50 feet to the point of beginning.

TRACT II:

Being part of Lot No. 74 on the Plan of the Subdivision of the Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County, described according to a survey made by W. B. Southgate, Surveyor, March 17, 1938, as follows:

Beginning on the dividing line between lots 74 and 75 at a point 150 feet west of the westerly margin of Burrus Street, said point being the northwest corner of the property conveyed to D. E. Read and wife, by deed from Margaret Pace Gray and husband, of record in Book 903, Page 244, said Register's Office; thence with the line between said lots 74 and 75, westerwardly 100 feet; thence southwardly and parallel with the westerly margin of Burrus Street 87 feet to a stake; thence eastwardly 25 feet to the southwest corner of the property conveyed to Willie B. Burt by deed from the Home Owners' Loan Corporation, of record in Book 1084, Page 9, said Register's Office; thence with the westerly line of same, northwardly 46 feet 1 inch; thence eastwardly 75 feet to said Read's southwest corner, thence with said Read's westerly line, northwardly 45 feet to the beginning.

Being the same property conveyed to Edith Steakley by deed from C. B. Steakley as of record in Book 4550, Page 48, Register's Office for Davidson County, Tennessee: Said Edith Steakley having since died and appointed C. B. Steakley, Jr. the Executor by her Will. (Probate Court, January, 1987, 79355)

The will is recorded in Book 157, page 509, RODCT. The will gives executor full power to sell and convey any real property without court approval.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7195 PAGE 666

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12444

IDENTIFICATION REFERENCE

APR 8 9 14 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 66601