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BOX 10

FORM NO. WD 1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER FOR THIS TRANSFER IS $ 63,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF April 19 87

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP PARCEL NUMBER
Malcolm Johnson et ux (NAME)	Same/George B. Spencer and David T. Spencer (NAME)	12W 00545
4606 Elkin Avenue (STREET ADDRESS OR ROUTE NUMBER)	4911 Danby Drive (STREET ADDRESS)	091-16-0
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	055.00

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, George B. Spencer, unmarried and David T. Spencer and wife, Nell Spencer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Malcolm Johnson and wife, Valerie Johnson

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. 507 and the westerly 20 feet of Lot 505 of Block B on the plan of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 507 and westerly part of 505 front together 70 feet on the northerly margin of Elkin Avenue, formerly Second Avenue, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to George B. Spencer and David T. Spencer by deed from Bernice T. Hooper, Donald G. Hooper, Anna B. H. Ward, Lois H. Kavich and Claire H. Story, the Heirs at Law of Basil C. Hooper and wife, Mayme Hooper of record in Book 4305, page 797, Register's Office for Davidson County, Tennessee. This conveyance is subject to the matters set forth in the above referenced plan of record.

16105

IDENTIFICATION REFERENCE

APR 17 10 17 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 4606 Elkin Avenue (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the 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 our hand s this 15th day of April 19 87.

George B. Spencer David T. Spencer Nell Spencer

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, George B. Spencer, unmarried and David T. Spencer and wife, Nell Spencer

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 purpose therein contained.

WITNESS my hand, at office, this 15th day of April, 1987

NOTARY PUBLIC

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as .

WITNESS my hand and seal, at office in

this day of , 19 .

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

George B. Spencer and David T. Spencer and wife, Nell Spencer

TO

Malcolm Johnson and wife, Valerie Johnson

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

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

GOSC . R- PAYT.
170.50 COPIES
.50 PRFF
6.00 MORT
CHECK 156.40-
5004861717787 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16105

IDENTIFICATION REFERENCE

APR 17 10 17 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70692