This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Carl Johnson et ux 5205 Shenandoah Court Nashville, TN 37220	Same	145-15-A Par 21 Tol

ADDRESS OF MORTGAGEE:

None

BOOK 7210 PAGE 330

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SAM D. HODGES, III, Trustee with full power to sell, convey, mortgage, transfer and assign, without joinder of beneficiary, has bargained and sold, and by these presents does transfer and convey unto the said CARL JOHNSON, and wife, MARY LOU JOHNSON, the Grantees herein, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 7A of Stratford Place Residential Condominiums, as described in the Master Deed Establishing Horizontal Property Regime of Stratford Place Residential Condominiums, of record in Book 6472, page 47, in the Register's Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights, interests and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof, as set out in the aforesaid Master Deed of record in Book 6472, page 47, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sam D. Hodges, III, Trustee with full power to sell, convey, mortgage, transfer and assign, without joinder of beneficary, of record in Book 6592, page 180, said Register's Office.

This conveyance is subject to:

1. Such matters as may be shown on the Plat of record in Book 6250, page 220, said Register's Office.
2. The Master Deed of record in Book 6472, page 47, said Register's Office, and the By-Laws of The Association of Owners of Stratford Place Residential Condominiums.
3. All conditions, restrictions, limitations, covenants running with the land, and easements of record.
4. Current year real property taxes.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

2968

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, except as otherwise herein set out.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 21st day of April, 1987.

Sam D. Hodges III Trustee

SAM D. HODGES, III, Trustee with full power to sell, convey, mortgage, transfer and assign, without joinder of beneficiary

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $280,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 21st day of April, 1987.

Bettie Jane Wuiton
NOTARY PUBLIC
My Commission Expires: 9-11-90

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SAM D. HODGES, III, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of April, 1987.

Bettie Jane Wuiton
NOTARY PUBLIC

My Commission Expires: 9-11-90

17379

IDENTIFICATION REFERENCE

Apr 21 2 49 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7210 PAGE 332

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

2000[illegible].0- CAMT.
784.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 790.50-
7360A04/21/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17379

IDENTIFT. REFERENCE

APR 21 2 49 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 72137