STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $167,500.00.

Affiant

Subscribed and sworn to before me, this 11 day of ~~December~~ Jan, 1988.

Notary Public

My Commission expires: 3-11-91

44

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Mr. John W. Johnson, III 3912 Trimble Road Nashville, Tennessee 37215	SAME	130-7-88 BM 08473

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **LUCILLE RALLS LEWIS, UNMARRIED; LORINE RALLS STEINHAUER, UNMARRIED; NANCY RALLS MANDERSON, UNMARRIED; MARY LOUISE RALLS PENDERGRAST AND HUSBAND, THOMAS PENDERGRAST; DONNA RALLS ROBINSON AND HUSBAND, JOSEPH ROBINSON; EARL RALLS LEWIS AND WIFE, WILLA DEAN LEWIS; AND RYMAN L. RALLS AND WIFE, JACQUELINE RALLS,** being all of the beneficiaries of Lillian Ralls, deceased, under her last will and testament of record in Will Book 152, page 756, and their spouses, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN W. JOHNSON, III,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lots Nos. 209, 210, 217, and 218, on the Plan of Royal Oaks Land Company's Subdivision, as of record in Book 421, pages 102 and 103, Register's Office for said County, and described according to an unregistered plan of said subdivision made by W. B. Southgate, Surveyor, as follows:

7727 01/12 0101 03CHECK 484.50

Beginning at a point in the northerly margin of Trimble Road at a point 43 feet 3 inches east of the line between Lots Nos. 217 and 210, being the southwest corner of part of Lots 217 and 218 conveyed to Joe Lloyd McAdams and wife, by deed from Royal Oaks Land Company; thence north along the line of the McAdams lot, 237 feet 3 inches to an iron pin in the dividing line between Lots Nos. 209 and 218; being an inner corner of the McAdams lot; thence South 85 degrees 30 minutes west 33 feet 1 inch to an iron pin; thence southerly 250 feet, more or less, to an iron pin in the northerly margin of Trimble Road; thence easterly along the northerly margin of said road 93 feet 3 inches to the beginning.

Also, land in Davidson County, Tennessee, being part of Lots Nos. 209 and 210 on the Plan of a part of the Royal Oak Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, described as follows:

Beginning at an iron stake in the northerly margin of Trimble Road (formerly 9th Street), 250 feet easterly from the easterly margin of Lynwood Blvd, 250 feet to an iron stake; thence eastwardly 100 feet to an iron stake; thence southwardly and parallel to said Lynwood Boulevard, 250 feet to a stake in the northerly margin of Trimble Road; thence with the northerly margin of Trimble Road, 100 feet to the beginning.

Being the same property conveyed to Lillian Ralls (single) by deed from Arthur A. McMurray and wife, Dorothy H. McMurray, of record in Book 2399, page 404, Register's Office for Davidson County, Tennessee. The said Lillian Ralls having since died. Said property devised to Lucille Ralls Lewis, Lorine Ralls Steinhauer, Nancy Ralls Manderson, Mary Louise Ralls Pendergrast, Donna Ralls Robinson, Earl Ralls Lewis, and Ryman L. Ralls, as devisees under the Will of Lillian Ralls, of record in Will Book 152, page 756, Probate Court Clerk's Office for Davidson County, Tennessee.

The said Thomas Pendergrast, Joseph Robinson, Willa Dean Lewis and Jacqueline Ralls have joined in the execution of this deed for the purpose of conveying any interest they may have in the property by reason of their marital status.

This conveyance is made subject to:

1. 1987 taxes, which have been prorated and assumed by Grantee.

2. A permanent easement of record in Book 4264, page 284, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3912 Trimble Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, his 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 hands this 28th day of December, 1987.

Lucille Ralls Lewis
Lucille Ralls Lewis

Lorine Ralls Steinhauer
Lorine Ralls Steinhauer

Nancy Ralls Manderson
Nancy Ralls Manderson

Mary Louise Ralls Pendergrast
Mary Louise Ralls Pendergrast

Thomas Pendergrast
Thomas Pendergrast

Donna Ralls Robinson
Donna Ralls Robinson

Joseph Robinson
Joseph Robinson

Earl Ralls Lewis
Earl Ralls Lewis

Willa Dean Lewis
Willa Dean Lewis

Ryman L. Ralls
Ryman L. Ralls

Jacqueline Ralls
Jacqueline Ralls

STATE OF ALABAMA)
COUNTY OF Talladega)

Personally appeared before me, a Notary Public in and for said County and State, Lucille Ralls Lewis, unmarried, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Sylacauga, Alabama this 15 day of December, 1987.

NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public

My Commission Expires: MY COMMISSION EXPIRES AUGUST 8, 1988

STATE OF TENNESSEE)
COUNTY OF ~~MADISON~~ MADISON)

Personally appeared before me, a Notary Public in and for said County and State, Ryland L. Ralls and wife Jacqueline Ralls, ~~unmarried~~, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Jackson, Tennessee this 23 day of December, 1987.

Notary Public

My Commission Expires: 3-22-88

STATE OF TEXAS)
COUNTY OF Harris)

Personally appeared before me, a Notary Public in and for said County and State, Nancy Ralls Manderson, unmarried, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Houston, Texas this 14th day of December, 1987.

Notary Public

My Commission Expires: _____

LINDA KEMPER
Notary Public, State of Texas
My Commission Expires 4/1/88

STATE OF GEORGIA)
COUNTY OF FULTON)

Personally appeared before me, a Notary Public in and for said County and State, Mary Louise Ralls Pendergrast and husband, Thomas Pendergrast, 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, at ATLANTA, GEORGIA this 28th day of DECEMBER, 1987.

Notary Public

My Commission Expires: Notary Public, Georgia, State at Large
My Commission Expires Jan. 27, 1990

STATE OF TENNESSEE)
COUNTY OF Sullivan)

Personally appeared before me, a Notary Public in and for said County and State, Donna Ralls Robinson and husband, Joseph Robinson, 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, at Bristol, Tn. this 17 day of Dec, 1987.

Notary Public

My Commission Expires: 5-16-88

STATE OF ALABAMA)
COUNTY OF Talladega)

Personally appeared before me, a Notary Public in and for said County and State, Earl Ralls Lewis and wife, Willa Dean Lewis, 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, at Sylacauga, Alabama this 15 day of December, 1987.

Notary Public

MY COMMISSION EXPIRES
My Commission Expires: AUGUST 8, 1988

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, Lorine Ralls Sternhauer, 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.

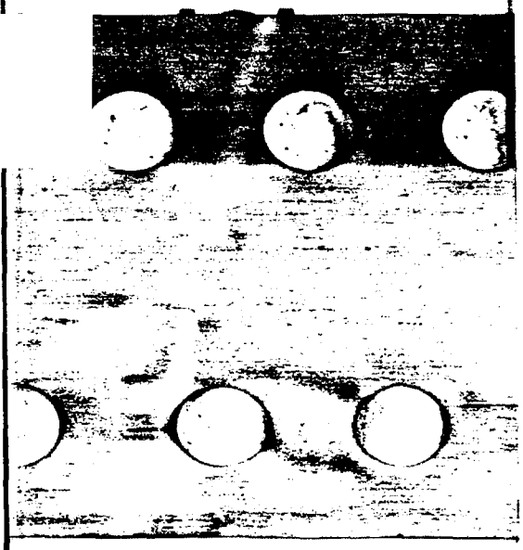
WITNESS my hand, at Nashville, Tenn. this 7th day of Jan, 1988.

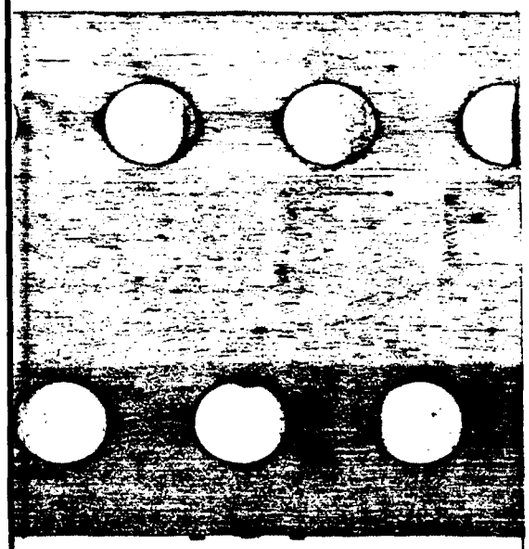
Notary Public

My Commission Expires: 3-11-90

RECEIVED
JAN 12 10 43 AM '88
FELIX Z. WILSON, Register
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7447 PAGE 199

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT
				167500.00
				CON TX 469.00
				PRFEE 0.50
				WDEED 15.00
				TOTAL 484.50
				CHECK 484.50
01/12/88	01			10:44 0001 7327

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9: 6 7: 7: 1:

IDENTIFT REFERENCE

JAN 12 10 43 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52330