THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Donald Johnson 6070 Bethany Blvd. Nashville, TN 37221	Same	Map 82-9 Parcel 222 & 223

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

Guardian Electric Corporation, a Tennessee corporation,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto
Donald Johnson and wife, Laura Jane Johnson

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. I: Being part of lot No. 23 on the Plan of H. W. McGavock's Addition, as of record in Book 17, page 640, Register's Office for said County, described as follows:

Beginning on the westerly margin of Second Avenue, North, formerly Market Street, at a point 156 feet north of the northerly margin of Monroe Street, said point being 14 feet north of the corner of lots Nos. 23 and 24; thence with the westerly margin of Second Avenue North, northwardly 46 feet; thence at right angles westwardly 134 feet 4 inches, more or less, to the easterly margin of an alley; thence with said alley, southwardly 46 feet; thence at right angles eastwardly 134 feet 4 inches, more or less, to the beginning.

TRACT NO. II: Being part of lot Nos. 23 and 24 on the Plan of H. W. McGavock's Addition, as of record in Book 17, page 640, Register's Office for said County, described as follows:

Beginning at the southeast corner of Wm. Maskey's lot on Market Street and running thence South with Market Street 40 feet; thence west at angles 142.4 feet; thence north 40 feet to Maskey's rear corner; thence east with Maskey's southern line to the beginning, and being 14 feet off the south side of the lot No. 23 and 26 feet off the north side of lot No. 24 in said plan.

Being the same property conveyed to Guardian Electric Corporation by deed from William M. McClain and wife, Mary Frances McClain of record in Book 6547, page 355, Register's Office for Davidson County, Tennessee.

0994 06/03 0101 03[illegible]

( ) unimproved
This is (x) improved property at 1307 2nd Avenue North, Nashville, TN

23.10

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 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 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 1ST day of June, 1988.

GUARDIAN ELECTRIC CORPORATION

By: Walter E. Sears
WALTER E. SEARS, President

GUARDIAN ELECTRIC CORPORATION

By: John M. Sims
JOHN M. SIMS, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Walter E. Sears and John M. Sims with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Vice President, respectively, of the Guardian Electric Corporation the within named bargainor, a corporation, and that they as such President and Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as President and Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 1ST day of June, 1988.

My Commission Expires:
1-31-89

M. Kay Linke
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 82,000.00.

Gerald Sims
AFFIANT

Subscribed and sworn to before me this 1ST day of June 1988.

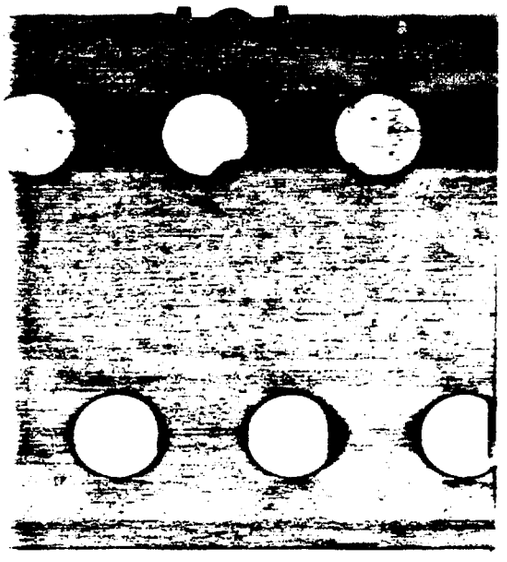
My Commission Expires:
1-31-89

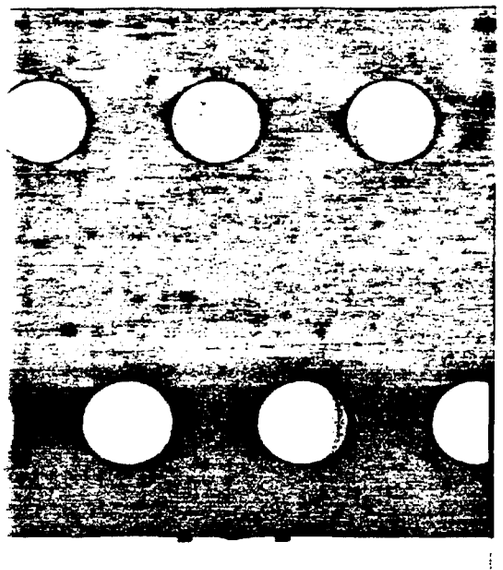
M. Kay Linke
NOTARY PUBLIC

RECEIVED
JUN 3 8 53 AM '88
ELOISE WILSON REGISTER
DAVIDSON COUNTY TN

IDENTIFICATION REFERENCE

36217





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7561 PAGE 328

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 82000.00
				CON TX 229.60
				PRFEE 0.50
				WDEED 6.00
				TOTAL 236.10
				CHECK 236.10
06/03/88	01			09:57 0001 0994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3621.7

IDENTIFICATION REFERENCE

JUN 3 8 53 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97892