This instrument prepared by: Robert A. Anderson
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215

WARRANTY DEED

BOOK 7563 PAGE 422

New Owner:	Send Tax Bills To:	Map and Parcel:
Mary L. Johnson and Jennifer Lynne Oakley 816 Brookhollow Road Nashville, TN 37205	Same	091-16-201

For and in Consideration of the sum of Ten and 00/100 ------

----------($10.00)---------- DOLLARS

Ronnie L. Johnson and Mary L. Johnson, hereinafter referred to as GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said Mary L. Johnson and Jennifer Lynne Oakley as joint tenants with rights of survivorship and not as tenants in common, hereinafter referred to as GRANTEE, their successors, 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 the easterly 61 feet of the southerly 125 feet of Block No. 2 on the Plan of Charlotte Park Company's First Addition to West Nashville, as of record in Book 57, page 103, Register's Office for said County, described as follows:

Beginning at the northwest corner of Elkins Avenue, formerly second Avenue and 42nd Avenue North, formerly First Street; thence with the northerly margin of Elkins Avenue, westwardly 61 feet; thence at right angles, northwardly 125 feet to a point 200 feet south of the southerly margin of Park Avenue, formerly First Avenue; thence at right angles, eastwardly 61 feet to the westerly margin of 42nd Avenue North; thence with said Avenue, southwardly 125 feet to the beginning.

Being the same property conveyed by trustee's deed to John Leonard Johnson of record in Book 4768, page 706, R.O.D.C.; John Leonard Johnson having since died title to the property resides in Ronnie L. Johnson and Mary L. Johnson, tenants in common, under Rule No. 76730 for the Probate Court for Davidson Conty, Tennessee recorded a M.B. 319, page 663, Probate Court Clerk's Office of Davidson County.

JUN 6 10 09 AM '88
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

36803

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $31,100.

Ronny L. Johnson
Affiant

Subscribed and sworn to before me, this the 3rd day of June 1988.

NOTARY PUBLIC

My Commission Expires: 3-8-89

This is improved property known as 4200 Elkins Avenue, Nashville, Tennessee.

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, their heirs and assigns, forever. And we do covenant with the 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, their heirs 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.

Witness our hands this 3rd day of June, 1988, the parties, if any, having caused their name to be signed hereto by their duly authorized officers on said day and date.

Ronny L. Johnson
Ronnie L. Johnson

Mary L. Johnson
Mary L. Johnson

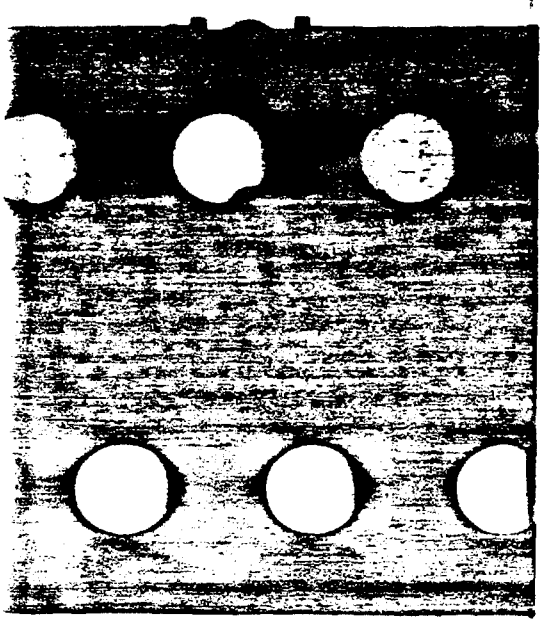
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronnie L. Johnson and Mary L. Johnson, with whom I am personally acquainted, (or proved their identity to me on the basis of satisfactory evidence), the within named bargainors, and acknowledged that they executed the foregoing instrument for the purpose therein contained .

Witness my hand and seal, at office in Nashville, this 3rd day of June, 1988.

NOTARY PUBLIC

Commission Expires 3-8-89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

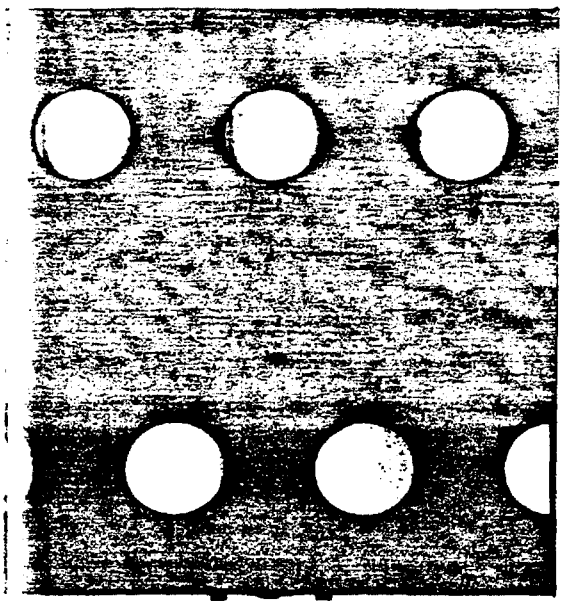
BOOK 7563 PAGE 425

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	31100.00
CON TX	87.08
PRFEE	0.50
WDEED	9.00
TOTAL	96.58
CHECK	96.58

06/06/88 01 10:09 0001 1693



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36803

IDENTIFICATION REFERENCE

JUN 6 10 09 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98564