W A R R A N T Y D E E D

BOOK 7613 PAGE 275

THIS DEED PREPARED BY:

MOSE J. DAVIE
1026 Fourth Avenue North
Nashville, TN 37219
(615) 256-6119
Responsibility No.: 2318

MAP AND PARCEL NUMBERS:

Field Book No.: 13D-37160

Map and parcel no.: 58-0-7

For and in consideration for the sum of Eleven-Thousand-Five-Hundred-Dollars ($11,500.00), cash in had paid to me, the receipt of which is hereby acknowledged, and for other good and valuable considerations, I, Abraham C. Frost, a widow, have bargained and sold and by these presents do transfer and convey unto CLEO JOHNSON and son, ZEEBEE JOHNSON, as tenants in common, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being in the 13th Civil District and being Lot No. 1 on the unrecorded plan of Eugene B. Kemp's Subdivision of a 75 acre tract, and described according to a copy of a survey thereof by Watkins and Murray, Surveyors, January 7, 1947, as follows:
>
> Beginning at a point in the center of Tazwell Hyde Road in a culvert over a creek crossing said road, thence along the center line of said road, North 73 degrees 15 minutes West 186 feet to the common corner of Lots Nos. 1 and 2, in said subdivision; thence along the line between Lots Nos. 1 and 2, South 27 degrees West 985.5 feet to a 6 inch elm in J.J. Johnson's North line; thence along Johnson's line and with an old fence, South 49 degrees 30 minutes East 246 feet to a 10 inch hackberry in Bud Nicholson's line; thence with an old fence, North 30 degrees 15 minutes East 394 feet to a stone in a branch; thence with said branch, as follows: North 3 degrees 30 minutes East 150 feet, North 12 degrees 15 minutes East 225 feet, North 33 degrees 30 minutes East 331 feet to the point of beginning, containing 4.9 acres, more or less.
>
> Being the same property conveyed to Abraham C. Frost and wife, Mary Wade Frost by deed from J. R. Brown and wife, Lillie T. Brown of record in Book 2746, page 7, Register's Office for Davidson County, Tennessee, the said Mary Wade Frost having since died.
>
> The said land is improved and known as 1012 West Greenwood, Nashville, Tennessee 37206. Send all tax statements to Cleo Johnson and Zeebee Johnson at the aforesaid address.

54039

IDENTIFICATION

Jul 29 2 06 PM '88

FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN

RECEIVED

6602 07/29 0101 03CHECK 47.45

TO HAVE AND TO HOLD, the said tract or parcel of land with the appurtenances, estate title and interest thereto belonging to CLEO JOHNSON and son, ZEEBEE JOHNSON.

AND I, do covenant with the said CLEO JOHNSON and son, ZEEBEE JOHNSON, that I am lawfully seized and possessed of the land in fee simple, have a good right to convey it, and the same is unemcumbered.

AND I, ABRAHAM C. FROST, do further covenant and bind myself my heirs and assigns to warrant and forever defend the title to the said land to CLEO JOHNSON and son, ZEEBEE JOHNSON, against the claims of all persons whomsoever.

WITNESS my hand on this the 18 day of July, 1988.

Abraham C. Frost

ABRAHAM C. FROST

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, Mose J. Davie, a Notary Public in and for said County and State, the within named, ABRAHAM C. FROST, with whom I am personally acquainted, the bargainor, executed the foregoing instrument for the purspose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 18 day of July, 1988.

NOTARY PUBLIC

My Commission expires October 24, 1988.

I certify that the actual consideration for this transfer, whichever is greater is Eleven-Thousand-Five-Hundred-Dollars ($11,500.00).

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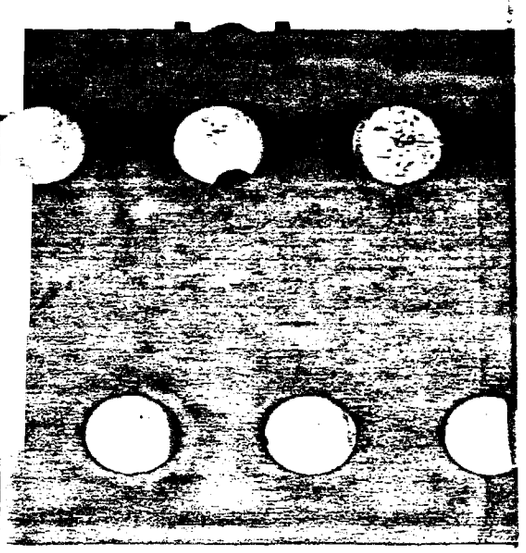
Zebedee Johnson
AFFIANT

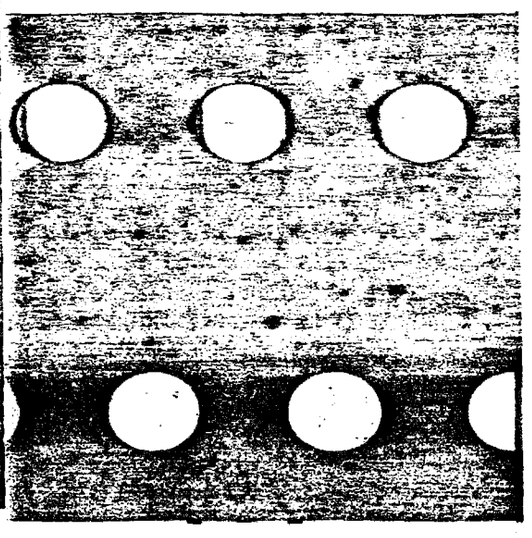
Sworn to and subscribed before me this 29th day of July, 1988.

L. Chandler
DEPUTY REGISTER

New Owner & Send Tax Bills To:

Cleo Johnson
1024 Sharpe Ave
Nashville, TN 37206





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 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 11500.00
				CON TX 37.95
				PRFEE 0.50
				WDEED 9.00
				TOTAL 47.45
				CHECK 47.45
07/29/88		01	14:08 0001	2602

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54039

IDENTIFT REFERENCE

JUL 29 2 06 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118345