WARRANTY DEED

8560 10/19 0101 03CHECK 109.79

FROM: JENNIE MARY NIXON, ROSALYN R. BUCHANAN, and SARA HARPER, HEIR-AT-LAW OF JOE LEE HARPER, Deceased

TO: TIMOTHY L. JOHNSON and wife, MARY L. JOHNSON

Address New Owner As Follows: Send Tax Bills: Map-Parcel Nos.

Timothy L. Johnson, et ux.
1510 Paris Avenue
Nashville, TN 37212

Mr. & Mrs. Timothy Johnson
1026 North 5th Street
Nashville, TN 37206

Map 117-4
Par 195
24W-13140

This Instrument Prepared by: MORRIS LEVINE
Attorney at Law
1119 Stahlman Bldg.
Nashville, TN 37201

Mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $31,345.73.

Mary L. Johnson
AFFIANT

Sworn to and subscribed before me this 18 day of October, 1988.

Mary L. Levine
Notary Public

My commission expires: 5-20-92

NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of Thirty-One Thousand Three Hundred Forty-Five & 73/100 ($31,345.73) Dollars, cash in hand paid, the receipt of which is hereby acknowledged,

we, JENNIE MARY NIXON, ROSALYN R. BUCHANAN, and

the Heirs of JOE LEE HARPER, Deceased,

have bargained and sold, and by these presents do transfer and convey unto the said

TIMOTHY L. JOHNSON and wife, MARY L. JOHNSON, and their heirs and assigns, a certain tract and parcel of land in Davidson County, Tennessee, described as follows; to-wit:

BEING Lot No. 52 and the easterly 7-1/2 feet of Lot 53 on the Map of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 52 and 53 adjoin and front together 125 feet on the northerly side of Paris Avenue and run back between parallel lines 130.5 feet to an alley.

BEING the same property conveyed to Jennie Mary Nixon, Joe Lee Harper, and Rosalyn R. Buchanan, each as to an undivided one-third interest, by deed from Mrs. Julia Fitzgerald, while reserving a life estate unto the said Mrs. Julia Fitzgerald, of record in Book 4658, page 406, Register's Office for Davidson County, Tennessee. The said Mrs. Julia Fitzgerald having since died. The said Joe Lee Harper having since died, leaving as his sole heir-at-law his brother, Alexander Harper. The said Alexander Harper having since died, leaving as his sole heir-at-law his widow, Sara Harper. The said Sara Harper and Sarah Harper being one and the same person. The said Jennie Mary Nixon, a widow, being the sole grantor residing on the premises.

This is improved property, known as: 1510 Paris Avenue
Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said TIMOTHY L. JOHNSON and wife, MARY L. JOHNSON, and their heirs and assigns, forever.

And we, JENNIE MARY NIXON, ROSALYN R. BUCHANAN, and SARA

HARPER, Heir-at-Law of JOE LEE HARPER, Deceased, do covenant with the said TIMOTHY L. JOHNSON and wife, MARY L. JOHNSON, 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, except for current year's property taxes, which are prorated and assumed by the grantees herein.

And we, JENNIE MARY NIXON, ROSALYN R. BUCHANAN, and SARA HARPER, Heir-at-Law of JOE LEE HARPER, Deceased, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said TIMOTHY L. JOHNSON and wife, MARY L. JOHNSON, and their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18 day of October, 1988.

7.7.582

IDENTIFICATION

Oct 19 3 18 PM '88

REGISTER'S OFFICE DAVIDSON COUNTY, TN

Jennie Mary Nixon
Rosalyn R. Buchanan
Sarah Harper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIE MARY NIXON, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of October, 1988.

Mary Lisa Devine
Notary Public

My Commission Expires: 5-20-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSALYN R. BUCHANAN, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of October, 1988.

Mary Lisa Devine
Notary Public

My Commission Expires: 5-20-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

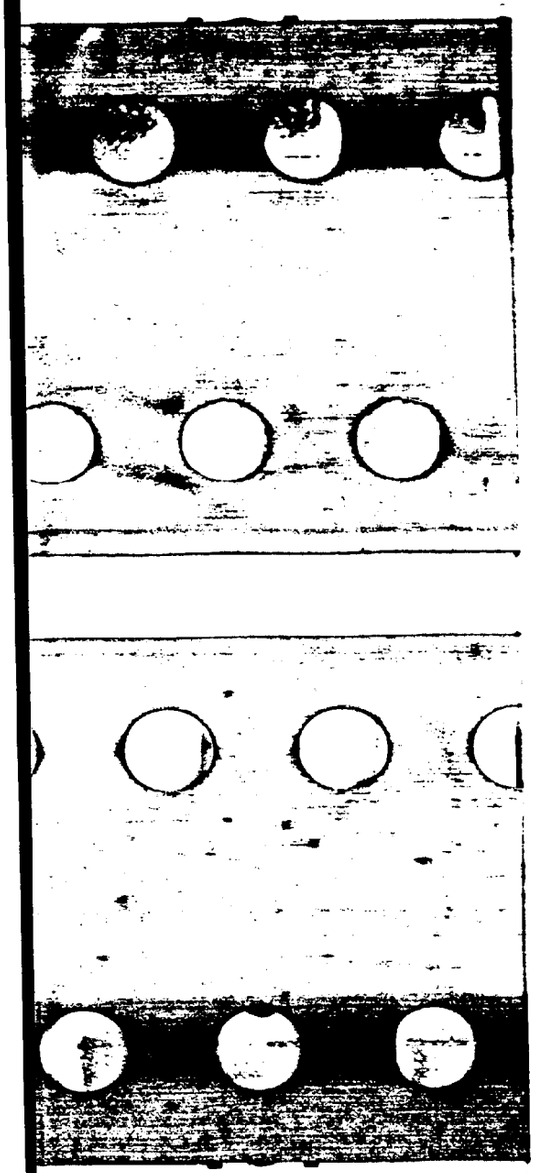
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARA HARPER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19 day of October, 1988.

Mary Lisa Devine
Notary Public

My Commission Expires: 5-20-92.

49:028



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7681 PAGE 699

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	31345.73
CO TX	103.29
PRFEE	0.50
WDEED	6.00
TOTAL	109.79
CHECK	109.79

10/19/88 01 15:20 0001 8560

7.7.582

IDENTIFICATION REFERENCE

Oct 19 3 10 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 145330