This Instrument Prepared by:

LEE and LEE
ATTORNEYS AT LAW, P.C.
109 EAST GAY ST.
LEBANON, TENNESSEE 37087

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WARRANTY DEED

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	
Patricia Johnson Davis	Same	MAP 119-10
(NAME) 246 Collier Avenue	(NAME)	PARCEL 213 ce
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS)	GROUP
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Mail

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable valuable considerations, the receipt of which is hereby acknowledged, WE,

JAMES EDWARD JOHNSON and NELLIE JOHNSON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

PATRICIA JOHNSON DAVIS and husband, RICKY DALE DAVIS, as tenants by entirety

hereinafter called the GRANTEES, their 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 westerly 30 feet of the southerly 125 feet of Lot No. 13 and the easterly 60 feet of the southerly 125 feet of Lot No. 12 of Block "F" in the unrecorded plan of Woodbine Courts, Part 2.

Said parts of Lot 12 and 13 front 90 feet on the northerly side of Collier Avenue and run back between parallel lines 125 feet to a dead line. Measuring 90 feet thereon, and according to said unrecorded plat, prepared by Blanchard & Parrish, Engineers, said Tract is bounded and described as follows:

Beginning at a point in the northerly margin of Collier Avenue, 369.3 feet from a point in the beginning of a curve at the intersection of Collier Avenue and Dobbs Avenue, thence northwardly 125 feet to a point, thence westwardly 90 feet to a point; thence southwardly 125 feet to a point in the northerly margin of Collier Avenue, thence with the margin of Collier Avenue Eastwardly 90 feet to the point of beginning.

This being the same property conveyed to Alex S. Kidd and wife, Dora H. Kidd by deed from A. S. Johnson and wife, Fannie Johnson as recorded in Deed Book 1909, page 351, Register's Office of Davidson County, Tennessee. Dora H. Kidd died sometime prior to 1964 and Alex S. Kidd died November 23, 1964 at the age of 88 years. Both parties left as their only heir a daughter, namely Corinne Kidd Creswell, who died in Davidson County, Tennessee on the 5th day of March 1988. Her husband preceded her in death. Her will was probated in the Probate Court of Davidson County, Tennessee, same being file #90527 on March 21, 1988, naming James Edward Johnson and Nellie Johnson as sole beneficiaries of her estate.

unimproved ( )

This is improved (X property, known as 246 Collier Ave., Nashville, TN 37211

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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

POSSESSION TO BE GIVEN on date of deed

EXECUTED ON THIS THE 27th DAY OF October, 1988.

James Edward Johnson
JAMES EDWARD JOHNSON

Nellie Johnson
NELLIE JOHNSON

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STATE OF TENNESSEE, WILSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JAMES EDWARD JOHNSON and NELLIE JOHNSON the within named bargainor, 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 and seal at office in Lebanon, Tennessee, this 27 day of Octobere, 19 88.

ROBERT E. LEE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires: 2-2-91

Robert E Lee
Notary Public

STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by _____ self as _____.

WITNESS my hand and seal, at office in _____, Tennessee, this _____ day of _____, 19____.

My Commission Expires: _____

_____
Notary Public

8 1 9 2 3

IDENTIFICATION REFERENCE

Nov 2 12 09 PM '88

FELIX Z WILSON CLERK & MASTER DAVIDSON COUNTY TN

3597 11/02 0101 03CHECK 138.50

STATE OF TENNESSEE, WILSON COUNTY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 40,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

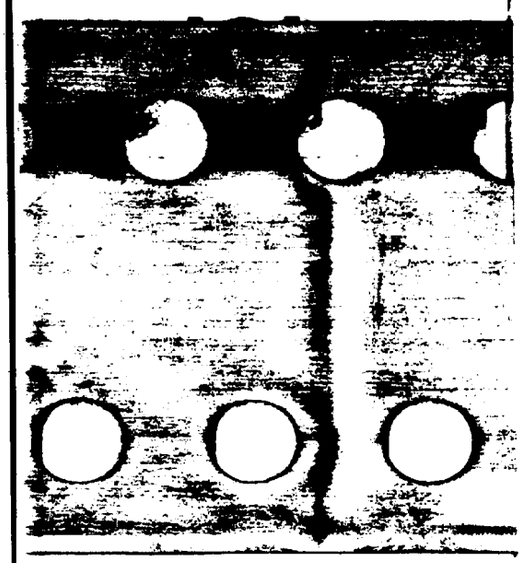
ROSE E. LEE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

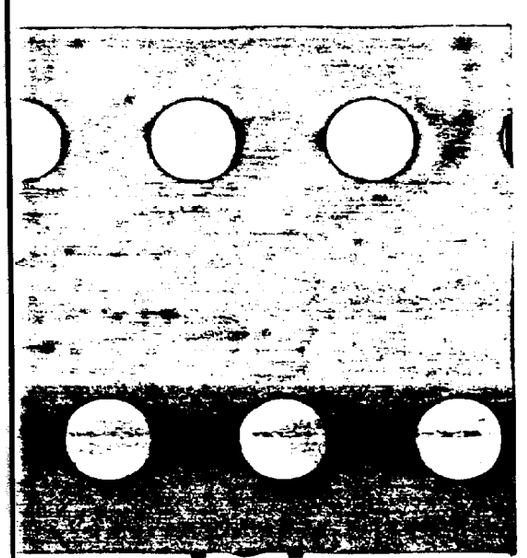
James E. Johnson
Affiant

Subscribed and sworn to before me this the 27 day of October, 19 88.

My Commission Expires: 2-2-91

Robert E Lee
Notary Public





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	40000.00
CON TX	132.00
PRFEE	0.50
WDEED	6.00
TOTAL	138.50
CHECK	138.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/02/88 01 12:12 0001 3597

8.1923

IDENTIFICATION

Nov 2 12 09 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 150213