file 41

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STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November 1988.

Karen K Brundige
Notary Public

MY COMMISSION EXPIRES 7-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP, PARCEL NUMBERS
A. J. Johnson Constr. Co. (NAME)	SAME (NAME)	
2525 Ravine Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	136-11-74
Nashville, Tenn. 37217 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles S. Wells, Jr., and wife, Johnnie Elizabeth C. Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. J. Johnson Construction Co, a sole proprietorship

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 Lot No. 16 on the Plan of Priest Lake Park, Section 9 as of record in Plat Book 6900, page 452, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the westerly margin of Anderson Road, said point being the southeasterly corner of Lot No. 15 and the northeasterly corner of said Lot No. 16; thence along the westerly margin of And erson Road, S 12 degrees 45 minutes West 70 feet to a point in said Road; thence North 77 degrees 14 minutes 45 seconds West 165 feet; thence North 6 degrees 55 minutes 33 seconds East 70.35 feet to a point; thence South 77 degrees 15 minutes East 147.14 feet to the point of beginning.

Being part of the same property conveyed to Charles S. Wells, and wife, Johnnie Elizabeth C. Wells by deed from Randall Phillips Builders, Inc., of record in Book 7311, page 290, Register's Office for Davidson County, Tennessee. The said Johnnie Elizabeth C. Wells and John Elizabeth C. Wells being one and the same.

This conveyance is subject to any and all existing restrictions and easements of record.

2227 11/30 0101 03CHECK 64.25

unimproved (xx) This is improved ( ) property, known as Lot 16 Priest Lake Park, Section 9, Nashville, Tn.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 unincumbered, 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 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.

Witness our hands this 28th day of November, 19 88

X Charles S. Wells, Jr.
Charles S. Wells, Jr.

X Johnnie Elizabeth C. Wells
Johnnie Elizabeth C. Wells

by Charles S. Wells, Jr. attorney in fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Karen K Brundige, a Notary Public in and for said County and State, the within named Charles S. Wells, Jr. and Johnnie Elizabeth C. Wells by Charles S. Wells, Jr., her Attorney-in-Fact

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of November 1988

Commission expires 7-13-91

Karen K Brundige
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (this oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

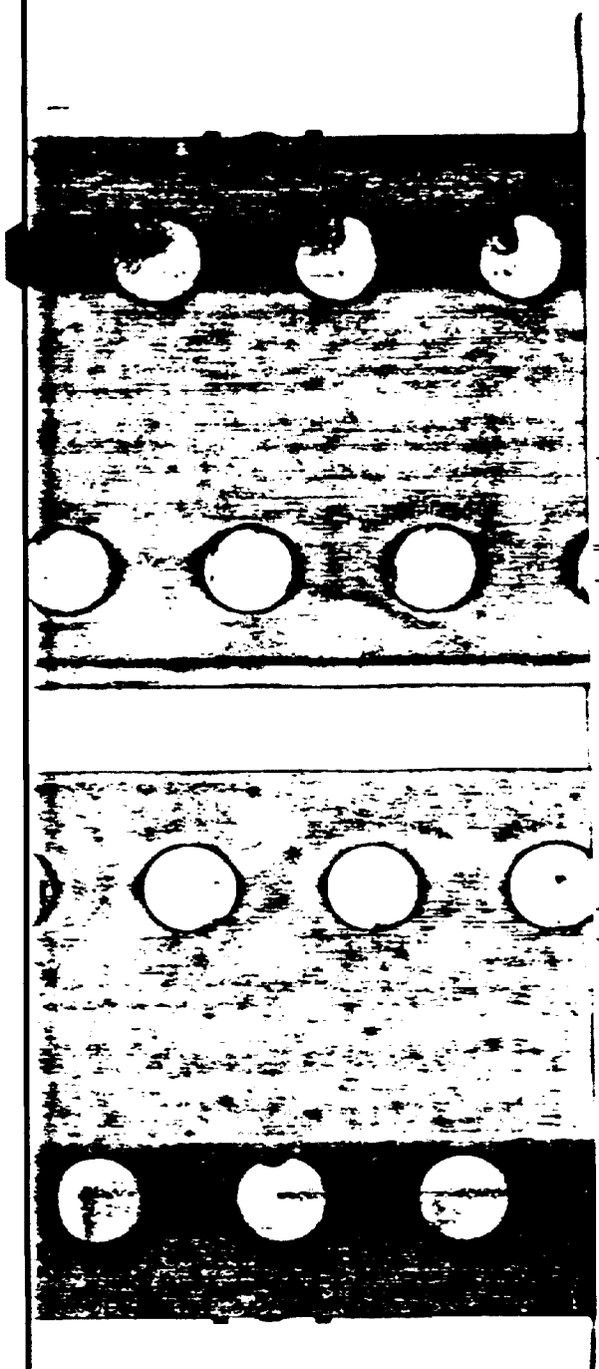
TO

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

89324

IDENTIFICATION

Nov 30 11 04 AM '88



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 17500.00
CON TX 57.75
PRFEE 0.50
MDEED 6.00
TOTAL 64.25
CHECK 64.25

11/30/88 01 11:05 0001 2227

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.9324

IDENTIFI REFERENCE

Nov 30 11 08 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 158736