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File in Box # 4

FORM NO. WD-1

#89-1-25

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 1989.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTY., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
PATRICIA A. JOHNSON (NAME)	FLEET MORTGAGE CORP. (NAME)	MAP 83-2
1307 Chapel Avenue (STREET ADDRESS OR ROUTE NUMBER)	125 E. Wells St.,P. O. Box 800 (STREET ADDRESS)	PARCEL 4
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Milwaukee, Wisconsin 53201 (CITY) (STATE) (ZIP)	FB#: 27W-4130

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, EVAN RAY RILEY and wife, WILLODEAN RILEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICIA A. JOHNSON, unmarried

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 southerly part of Lot No. 28 on the Plan of H. M. Doak's Subdivision, as of record in Book 332, Page 22, Register's Office for said County, described from a copy of a mortgage loan inspection by John Kohl & Company, dated January 10, 1989, as follows:

BEGINNING at an iron pin in the southwesterly margin of Chapel Avenue, at the intersection of said Avenue, and the North margin of a 20 foot alley, the original Southeast corner of Lot No. 28; thence, with said alley, West 126.9 feet to an iron pin at the common South corners of Lots Nos. 28 and 29; thence, with the line between said Lots, northwardly 50 feet to an iron pin; thence, northeastwardly with a fence line 96 feet to an iron pin in said margin of Chapel Avenue; thence, with said margin of said Avenue, southeastwardly 72.8 feet to the point of beginning.

BEING the same property conveyed to Evan Ray Riley and wife, Willodean Riley, by Deed from Nornell Lanice McMahan and Frank Edward McMahan, of record in Book 5773, Page 429, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is unimproved ( ) improved (XX) property, known as 1307 Chapel Avenue, Nashville, TN 37206
(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 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 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 their hand s this 31st day of January, 19 89

EVAN RAY RILEY

WILLODEAN RILEY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named EVAN RAY RILEY and wife, WILLODEAN RILEY

the bargainors, 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 official seal at Nashville, Tennessee, this 31st day of January, 1989.

Notary Public

Commission Expires November 10, 1991

PETER WEISS NOTARY PUBLIC STATE OF TENNESSEE LAKE

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

EVAN RAY RILEY and wife, WILLODEAN RILEY

TO

PATRICIA A. JOHNSON, unmarried

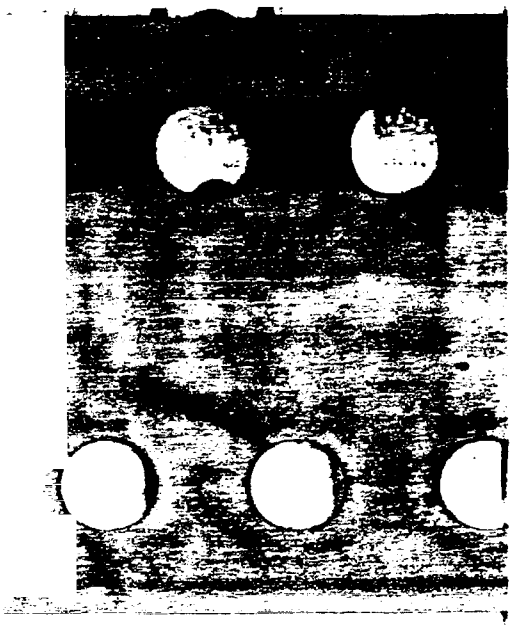
0 6 7 1 7

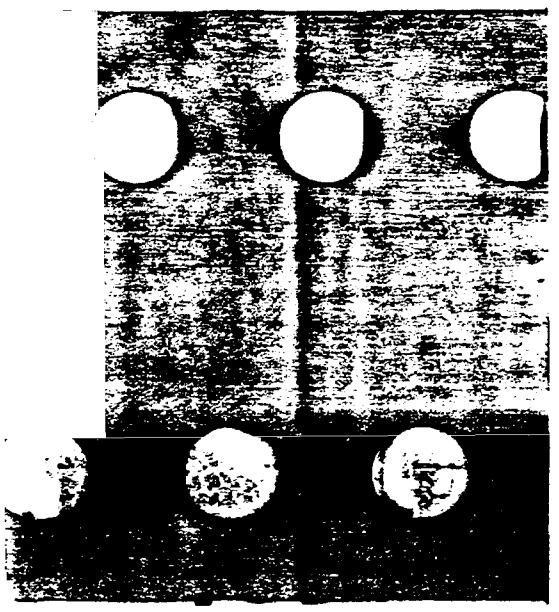
REGISTER'S OFFICE

FEB 3 2 10 PM '89

4491 02/03 0101 03CHECK 98.90

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201





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 28000.00
CON TX 92.40
PRFEE 0.50
WDEED 6.00
TOTAL 98.90
CHECK 98.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/03/89 01 TN12 0001 4491

067117

IDENTIFICATION

FEB 3 2 10 PM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 178994