Box 23

BOOK 7781 PAGE 238

File No: 8395-2

Address New Owner:	Send Tax Bills To:	Map/Parcel
Everett Johnson 1127 Waller Road Brentwood, Tenn. 37027	Same	Map 105-16 Par 198

WARRANTY DEED

FOR AND IN CONSIDERATION 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, MARY MORROW, SUCCESSOR TRUSTEE, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said EVERETT JOHNSON and wife, JOANNE JOHNSON, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 34 on the Map of Westlawn Subdivision, as of record in Book 332, page 90, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Canady Avenue 168 feet south of the southerly margin of Napoleon Street, as measured along the said margin of Canady Avenue; thence North 84 degrees East 70 feet, more or less, to an iron pin in the westerly line of Lot NO. 1 of said plan; thence South 6 degrees, East 50 feet; thence South 84 degrees West 70 feet, more or less, to the easterly margin of Canady Avenue; thence with the margin of the same North 6 degrees West 50 feet to the point of beginning.

Being part of the same property conveyed to Village Glen Enterprises, Inc., Trustee by deed from Harry McNutt, Trustee of record in Book 6443, page 442, said Register's Office. Esker B. Denny was appointed Successor Trustee of record in Book 6443, page 444, Register's Office for Davidson County, Tennessee. The said Esker B. Denny having since died and Mary Morrow being appointed Successor Trustee.

This property is conveyed subject to the Plan of record in Book 332, Page 90, said Register's Office; Easement for sanitary sewer and storm drainage of record in Book 3866, page 883, and Book 6356, page 335, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 2156 Canady Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said EVERETT JOHNSON and wife, JOANNE JOHNSON, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 on this 23rd day of February, 1989.

Mary Morrow, Successor Trustee
MARY MORROW, SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Everett Johnson
AFFIANT

Sworn to and subscribed before me this 23rd day of February, 1989.

Lynda Kaye Jones
NOTARY PUBLIC

My commission expires: 9/11/1990.

STATE OF TENNESSEE
COUNTY OF Williamson

0896 02/28 0101 03CHECK 39.50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Morrow, Successor Trustee, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of February, 1989.

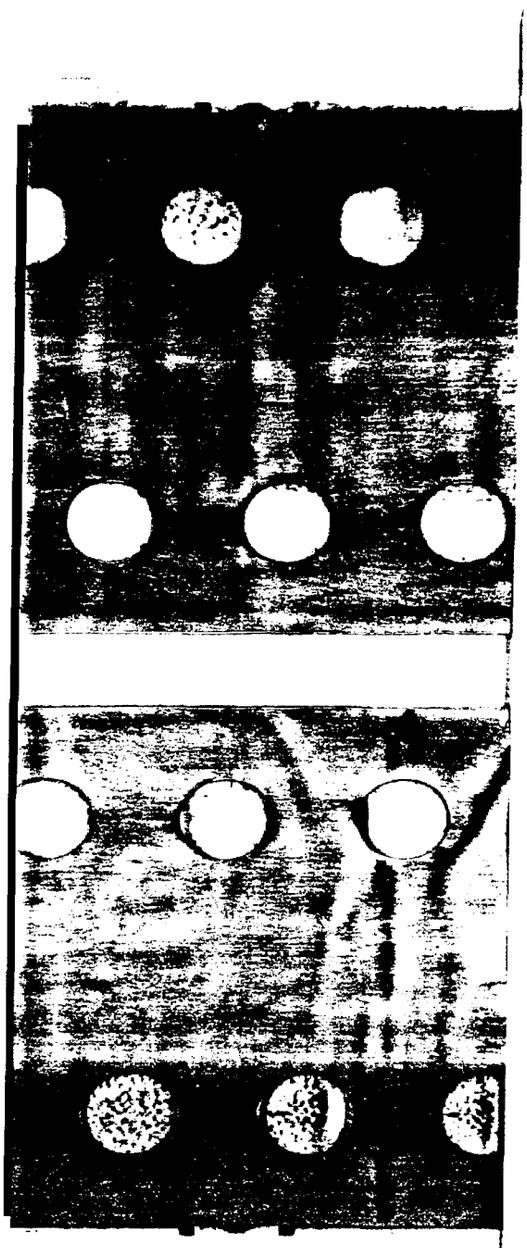
Lynda Kaye Jones
NOTARY PUBLIC

My commission expires: 9/11/1990.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

12095

IDENTIFICATION
FEB 28 9 51 AM '89
FELIX Z WILKINS REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 7781 PAGE 240

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 10000.00
CON TX 33.00
PRFEE 0.50
WDEED 6.00
TOTAL 39.50
CHECK 39.50

02/28/89 01 09:53 0001 0896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12095

IDENTIFICATION REFERENCE

Feb 28 9 51 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 185318