FORM NO. WD-1

FILE BOX 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Joe L. Cornelius
Affiant

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SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 1989.

Notary Public

MY COMMISSION EXPIRES: 7/13/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe L. Cornelius, et ux (NAME)	Troy & Nichols, Inc. (NAME)	FB 11W 2215
2619 Meharry Blvd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 4025 (STREET ADDRESS)	Map 92-2
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Monroe, LA 71211-4025 (CITY) (STATE) (ZIP)	Parcel 156

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 W. Johnson and wife, Mattie Johnson,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe L. Cornelius and wife, Barbara L. Cornelius,

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 northwest part of Lot No. 30 and the northerly part of Lot No. 31 of Block 3 on the Plan of Heffernan Place, of record in Book 161, page 138 Register's Office for said County.

Said property fronts together 100 feet on the southerly margin of Meharry Boulevard and extends back 84.29 feet on the southeasterly line and 103 feet on the westerly line to a dead line in the rear measuring 60.20 feet thereon.

Being the same property conveyed to Charles W. Johnson and wife, Mattie Johnson by deed from Samuel M. Mckissack and wife, Olivia J. Mckissack of record in Book 4768, page 400 Register's Office for said County.

This conveyance is made subject to:(a) Property taxes for 1989, for which grantees will be responsible, (b) the matters set forth on the plan of record in Book 161, page 138 Register's Office for said County, (c) the easement for sanitary sewer and/or storm drainage of record in Book 4157, page 465 said Register's Office.

This is unimproved ( ) improved (X) property, known as 2619 (House Number) Meharry Boulevard (Street) (P. O. Address) Nashville, TN (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 by our hands this 28th day of April, 1989

Charles W. Johnson

Mattie Johnson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Charles W. Johnson and wife, Mattie Johnson

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 28 day of April 1989.

Commission expires 7/13/91

John V. Adams
Notary Public

JOHN V. ADAMS NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, 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

1955 05/02 0101 03CHECK 122.00

WARRANTY DEED

FROM

Charles W. Johnson and wife,

Mattie Johnson

TO

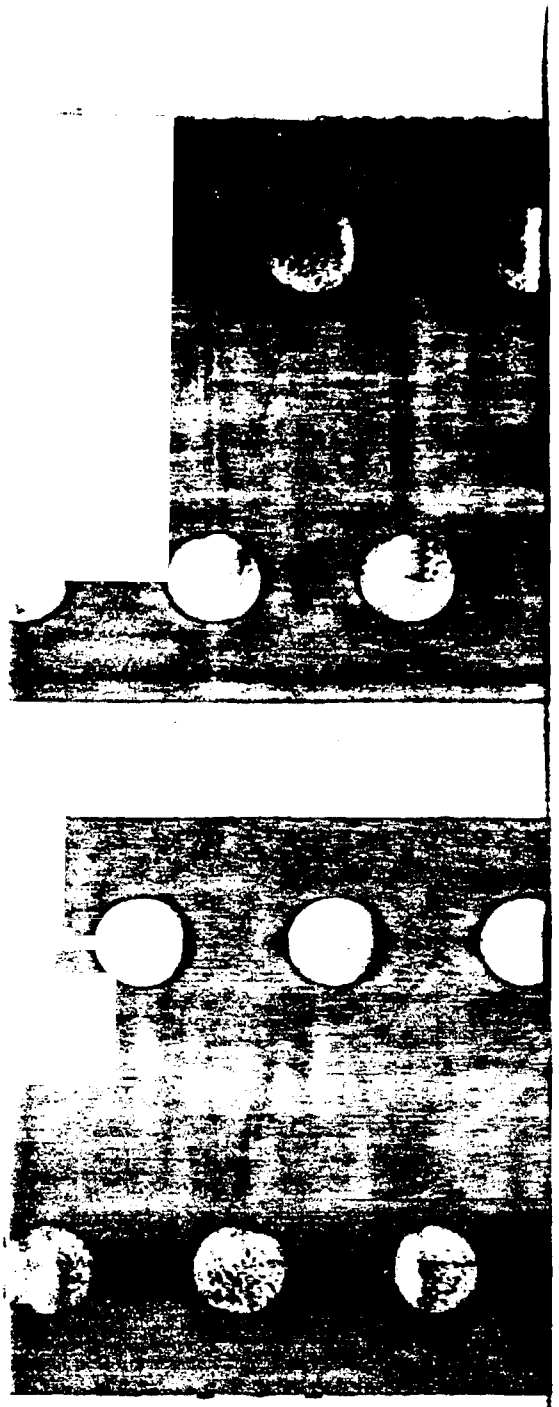
Joe L. Cornelius and wife,

Barbara L. Cornelius

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

FILED FOR RECORD
MAY 2 11 26 AM '89
DAVIDSON COUNTY, TENN.

29398



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 35000.00
CON TX 115.50
PRFEE 0.50
WDEED 6.00
TOTAL 122.00
CHECK 122.00

05/02/89 01 11:27 0001 1955

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2939 8

IDENTIFICATION REFERENCE

MAR 2 11 26 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205443