BOOK 7977 PAGE 968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,200.00

Ashlei Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November, 1989

Jesse W. Peters
Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Ashlei Brooks (NAME)	Same (NAME)	Map 81-16
926 Jackson Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 161
Nashville, TN 37208 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	2W-02555

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. Robert Johnson, Jr. and wife, Louise Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashlei Brooks

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:

BEING the westerly part of Lot No. 102 on the Plan of McGavock, Wetmore and Other's First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Monroe Street, formerly Ophelia Avenue, 35½ feet westerly from the southeasterly corner of said lot No. 102; thence northerly parallel with and 10 inches westerly from the house, line on the easterly part of said Lot No. 102, 51½ feet to an iron pin 24½ feet westerly from the westerly margin of an alley, continuing northerly 38½ feet to the corner of an ironclad outhouse, 14.2 feet westerly from the westerly line of said alley, continuing northerly parallel with the west line of said alley 20 feet 2 inches to the northwest corner of said house; thence northerly 56¾ feet to an iron pin on the southerly margin of an alley in the rear; thence with the southerly margin of an alley, westerly 11 feet 2 inches to the dividing line between lots Nos. 101 and 102 of said plan; thence with the dividing line between said two lots southerly 174 feet, more or less, to the northerly margin of Monroe Street; thence with the northerly margin of said street, easterly 28 feet, more or less, to the beginning.

BEING the same property conveyed to Robert Johnson, Jr. and wife, Louise Johnson by Quitclaim Deed from George B. Potts, Trustee, of record in Book 4552, page 499, Register's Office for Davidson County, Tennessee.

Taxes for 1989 have been pro-rated and paid.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 1020 Monroe Street (House Number) (Street) Nashville, TN 37208 (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 Whereever 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 6th day of November, 19 89

Robert Johnson, Jr.

Louise Johnson

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Robert Johnson, Jr. and Louise Johnson
(Name of natural person executing the instrument)

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, at office, this 16th day of November 19 89.

My Commission Expires 5/22/93

Gene W. Flatt
Notary Public

NOTARY PUBLIC AT LARGE TN

(AFFIX SEAL)

STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Robert Johnson, Jr. and wife,
Louise Johnson

TO
Ashlei Brooks

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

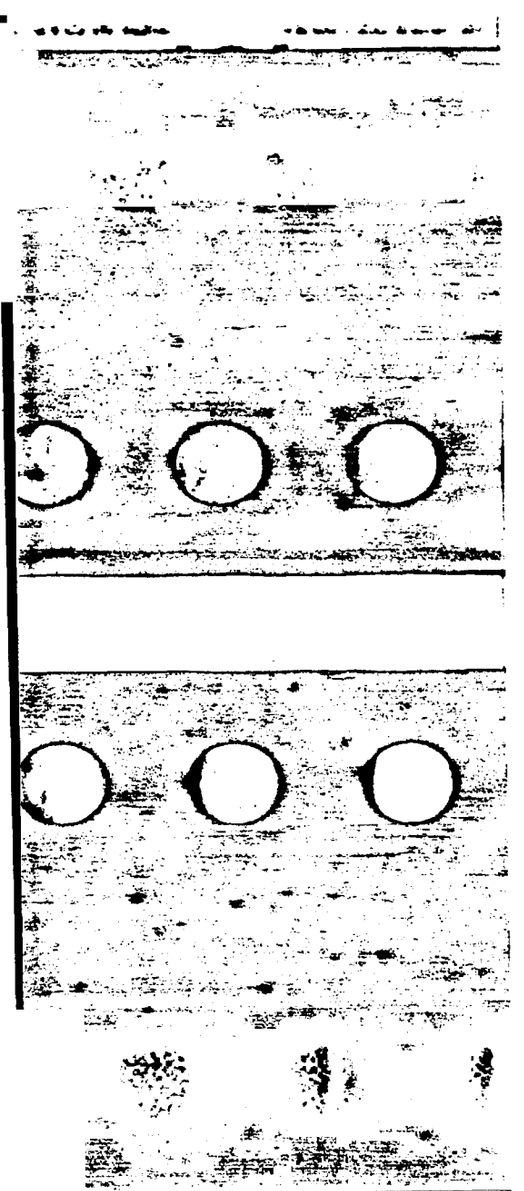
79907

IDENTIF. REFERENCE

Nov 7 8 14 AM '89

RECEIVED WILSON L. REGISTER
DAVIDSON COUNTY TN.

1850 11/07 0101 03CHECK 17.56



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	3200.00
			MOR TX	10.56
			ERR	CO
			MOR TX	10.56-
			CON TX	10.56
			PRFEE	1.00
			MDEED	6.00
			TOTAL	17.56
			CHECK	17.56

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
11/07/89 01 08:14 0001 1850

79907

IDENTIF. REFERENCE

NOV 7 8 14 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN,

No. 264721