BOOK 8020 PAGE 42 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,200.00

John Lee Hughes, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF December 19 88

John C. Hughes SR
Notary Public

MY COMMISSION EXPIRES: 13 Dec 89
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
JOE SAPERSTEIN, Atty., 95 White Bridge Road, Nashville, TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Hughes, Jr. (NAME)	(NAME)	120-7740
4051 Cedar Circle (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Map 59-16
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 153

mail

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, JAMES LEE JOHNSON ET UX HELEN L. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN L. HUGHES, JR.

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. 48 on the Plan of Hickory Heights, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, May 22, 1948, as follows:

Beginning on the westerly margin of Avalon Drive, at the common corner of Lot Nos. 48 and 47, said beginning point also being 1271.74 feet south of the north line of said subdivision; thence with the line between said Lot Nos. 48 and 49 eastwardly 111.83 feet to the westerly margin of Avalon Drive; thence with said Drive southwardly 50 feet to the point of beginning.

Being the same property conveyed to James Lee Johnson, by deed of record in Book 7712, Page 449, Register's Office of Davidson County, Tennessee.

94204

IDENTIFICATION REFERENCE

JAN 5 12 55 PM '89

DAVIDSON COUNTY, TN

0522 01/05 0101 03CHECK 10.96

This is unimproved ( ) improved (XX) property, known as Lot 48 - Plan of Hickory Heights
(House Number) (Street) (P. O. Address) (City or Town) (Postal

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 our hands this 21 day of December, 1988

Helen Johnson
HELEN L. JOHNSON

James Lee Johnson
JAMES LEE JOHNSON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES LEE JOHNSON and HELEN L. 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 21 day of December 1988.

Commission expires 13 MAY 1990

John C Hughes Jr
Notary Public

L. HUGHES, SR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 _____

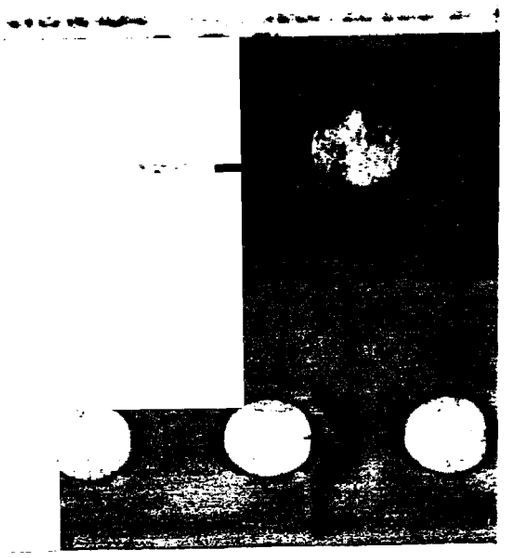
_____
Notary Public

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.





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	1200.00
CON TX	3.96
PRFEE	1.00
MDEED	6.00
TOTAL	10.96
CHECK	10.96

01/05/90 01 12:57 0001 0522

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94204

IDENTIFICATION REFERENCE

JAN 5 12 56 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 281671