THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

FEB 12 11 51 AM '90

IDENTIF. REFERENCE

03287

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Bennie L. Johnson, Jr. and Dona R. Johnson 2704 Meharry Blvd. Nashville, TN 37208	Sovran Mortgage Corp. 201 East Cary Street Richmond, Virginia 23219	Map # 92.02 Parcel # 135

BOOK 8043 PAGE 974

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, WILLIAM L. HAZELITT and wife, NELVA R. HAZELITT, do hereby transfer and convey unto BENNIE L. JOHNSON, JR. and wife, DONA R. JOHNSON, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Dr. O.H. Menee's Subdivision, as of record in Book 57, Page 89, Register's Office for said County.

SAID Lot No. 9 fronts 50 feet on the northerly side of Meharry Blvd. and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to William L. Hazelitt by deed from Ellis Ramsey and wife, Stella Ramsey of record in Book 5900, Page 24, Register's Office for Davidson County, Tennessee.

The said Nelva R. Hazelitt is joining in on this transfer to convey any marital interest she may have in said property.

This is improved real property known as 2704 Meharry Blvd., Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said BENNIE L. JOHNSON, JR. and wife, DONA R. JOHNSON, their heirs, successors and assigns forever.

The undersigned covenant with the said BENNIE L. JOHNSON, JR. and wife, DONA R. JOHNSON, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1990 which are prorated to the date of closing and assumed by the Grantees.

2. Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5194, Page 145, Register's Office for Davidson County, Tennessee.

The undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said BENNIE L. JOHNSON, JR. and wife, DONA R. JOHNSON, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 9 day of February, 1990.

William L. Hazelitt
WILLIAM L. HAZELITT

Nelva R. Hazelitt
NELVA R. HAZELITT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard, a Notary Public in and for said State and County, WILLIAM L. HAZELITT and wife, NELVA R. HAZELITT, the within named 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 9th day of February, 1990.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $25,000.00.

Bennie L. Johnson Jr.
BENNIE L. JOHNSON, JR.

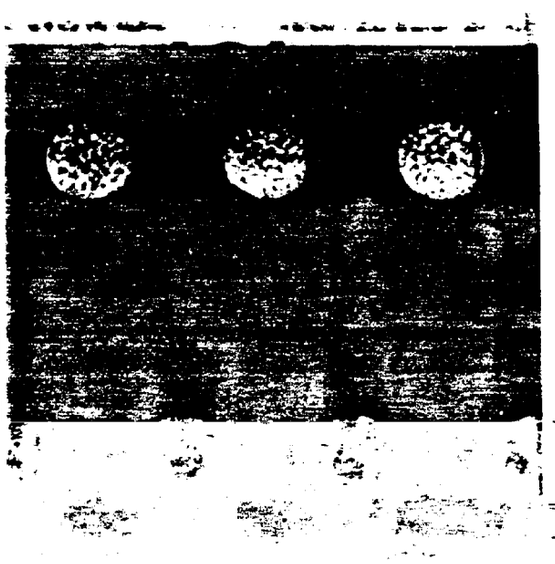
Sworn to and subscribed before me this 9th day of February, 1990.

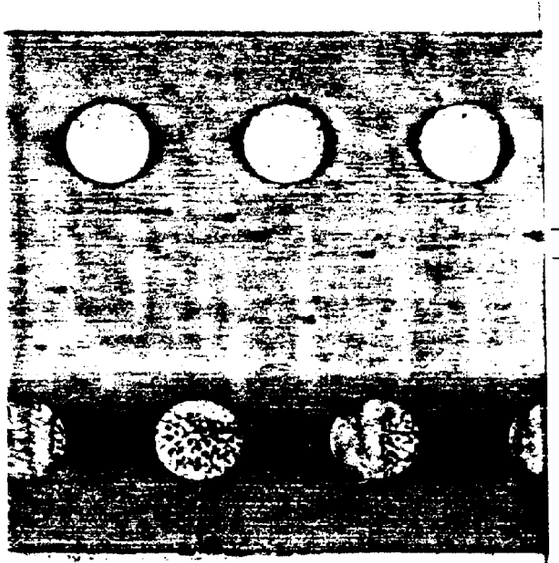
Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2177 02/12 0101 03CHECK 89.50





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

RECEIVED OF _____

FOR _____

BOOK 8043 PAGE 976

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 25000.00
				CON TX 82.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 89.50
				CHECK 89.50
			02/12/90 01	11:50 0001 2177

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03287

IDENTIF. REFERENCE

FEB 12 11 51 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 292186