BOOK 8046 PAGE 481

Ref 54

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,487.87

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 19 90

Notary Public

MY COMMISSION EXPIRES:

(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
Vera H. Johnson (NAME)	First Tennessee Bank N.A. (NAME)	Map 86-14-0-A
246 Thistle Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 84 (STREET ADDRESS)	Par. 246 CO
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Memphis, Tennessee 38101-0084 (CITY) (STATE) (ZIP)	04D-91719

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. Ellen M. Southwood, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vera H. Johnson

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 Unit No. 246 on the Plan of Hermitage Meadows Subdivision, Stage Three, of record in Book 6250, page 300, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Ellen M. Southwood, unmarried, by deed from Thomas W. Grumke and wife, Jane Barry-Grumke of record in Book 6681, page 807, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by First Tennessee Bank N.A. of record in Book 6681, page 810, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee.

THIS conveyance subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6034, page 365, Articles of Incorporation of record in Book 6034, page 376; By-Laws of record in Book 6034, page 383, and as amended in Book 7660, page 612, said Register's Office; and such easements and setback lines of record in Book 6250, page 300, said Register's Office.

This is improved (X) unimproved ( ) property, known as 246 Thistle Lane (House Number) (Street) Hermitage, TN 37076 (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 my hand this 14th day of February, 19 90

Ellen M. Southwood by William T. Clinard

Ellen M. Southwood by William T. Clinard
Attorney in Fact

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 8046 PAGE 482

Personally appeared before me, _____
(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 __he__ executed the within instrument for the purposes therein contained. Witness my hand, at office, this _____ day of _____ 19____.

My Commission Expires _____

_____
Notary Public

STATE OF TENNESSEE }
Davidson COUNTY }

(AFFIX SEAL)

Personally appeared before me, William T. Clinard, Attorney in Fact for Ellen M. Southwood
(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 for Ellen M. Southwood
("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 10th day of February 19 90.

My Commission Expires 5/22/93

_____
Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Ellen M. Southwood to

TO
Vera H. Johnson

This form compliments of:

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

0 4 1 4 8

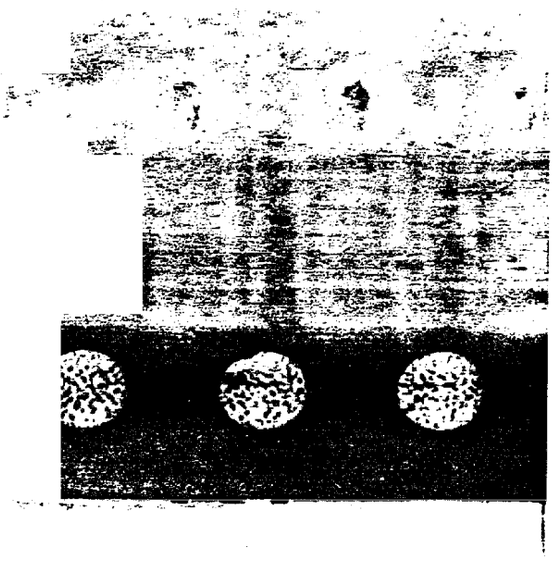
IDENTIF. REFERENCE

FEB 15 1 39 PM '90

DAVIDSON COUNTY

3217 02/15 0101 02CHECK 196.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8046 PAGE 483

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 57487.87
CON TX 189.75
PRFEE 1.00
WDEED 6.00
TOTAL 196.75
CHECK 196.75

02/15/90 01 13:36 0001 3217

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04148

IDENTIF. TREFERENCE

FEB 15 1 39 PM '90

FELIX ... DAVIDSON COUNTY TN.

No. 293212