BOOK 8105 PAGE 725

B04 1

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Leroy Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 19 90.

Lori Hopkins
Notary Public

MY COMMISSION EXPIRES: October 9, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Leroy Johnson (NAME)	Leroy Johnson (NAME)	093-16
85 Fain Street (STREET ADDRESS OR ROUTE NUMBER)	1603 9th Avenue North (STREET ADDRESS)	184.00
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37208 (CITY) (STATE) (ZIP)	14W 11200

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, Emmie Lee Candler Abernathy, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leroy Johnson, unmarried

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:

Beginning at a point in the south margin of Fain Street, 19.19 feet west of the intersection of Fairfield Street; thence along the south margin of Fain Street, west approximately 50.0 feet to a point, being the northeast corner of Robert Fletcher Bass, et ux property , conveyed to them by deed of record in Book 3865, Page 8, R. O. D. C., Tennessee; thence south along Bass's east line 99.3 feet to a point, being Bass's southeast corner; thence east 57.2 feet to a point in the westerly margin of Fairfield approximately 90.81 feet to a point, which point is 19.19 south of the intersection of Fain Street in the westerly margin of Fairfield Street; thence northwesterly with a curve 28.76 feet around the westerly margin of land conveyed to Metropolitan Government by Jacobs H. Doyle on April 30, 1965, to the point of beginning.

Being the same property conveyed to Emmie Lee Candler, a widow by deed of record in Book 3930, Page 150, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Emmie Lee Candler and Emmie Lee Candler Abernathy being one in the same persons.

This is unimproved (XX) improved ( ) property, known as 85 Fain Street, Nashville, TN 37210
(House Number) (Street) (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. 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 my hand this 8th day of May, 19 90

Emmie Lee Candler Abernathy

Emmie Lee Candler Abernathy

BOOK 8105 PAGE 726

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~the undersigned~~ _____, a Notary Public in and for said County and State, the within named ~~Emmie Lee Candler Abernathy, a~~ Widow _____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Antioch~~ _____, Tennessee, this 8th day of May, 19~~90~~.

Lori Stephens Notary Public

Commission Expires ~~October 9, 1991~~

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Emmie Lee Candler Abernathy, a widow

TO
Leroy Johnson, unmarried

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

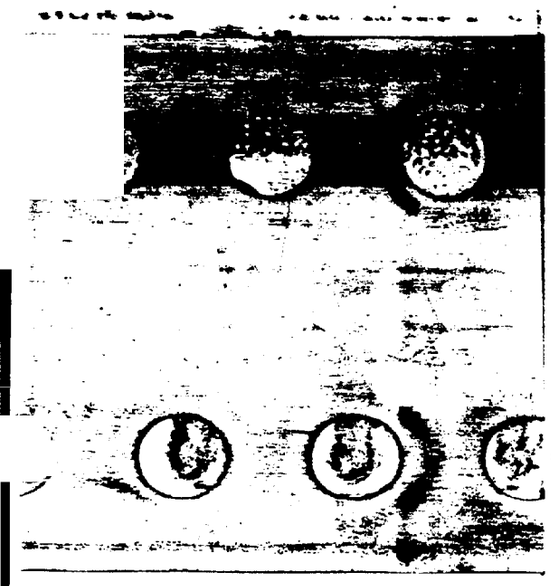
IDENTIFI REFERENCE

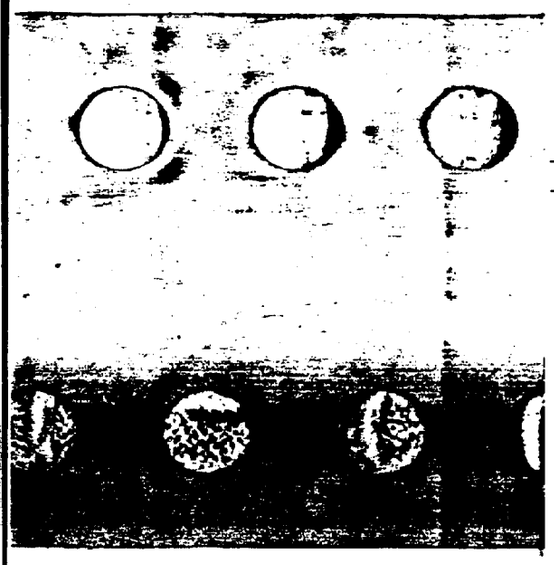
2 5 0 9 3

MAY 9 10 39 AM '90

DAVIDSON COUNTY, TN

31 05/09 0101 03CHECK 23.50





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

RECEIVED OF _____

FOR _____

BOOK 8105 PAGE 727

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 5000.00
				CON TX 16.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 23.50
				CHECK 23.50
			05/09/90 01	10:40 0001 0181

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25093

IDENTIFICATION REFERENCE

MAY 9 10 39 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 317651