FORM NO. WD-1

BOOK 8175 PAGE 306

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOX 10

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 1990

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Tim J. Banks et al (NAME)	Same/None (NAME)	11W 70885
5010 Illinois Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	091-16-0-311.00
Nash. Tn. 37209 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, Lee Roy Johnson, Dorothy Johnson Clements, James A. Johnson, Charles Ray Johnson, Charles McEwen Smith, Charles Stephen Smith, Thomas David Smith and Jo Carolyn Smith Slater

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tim J. Banks and wife, Sharon J. Banks and Herschel L. Cooper

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. 6, Block 15, on the plan of Charlotte Park Company's 2nd Addition to Nashville, of record in Book 57, pages 160 and 161, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the southerly margin of 1st Avenue, now Park Avenue, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lee Roy Johnson and wife, Hoyta E. Johnson by deed from Lilbern Loyd and wife, Fannie Loyd of record in Book 725, page 380, said Register's Office. Lee Roy Johnson having died September 15, 1981 and Hoyta E. Johnson having died July 4, 1988 leaving as her heirs at law Lee Roy Johnson, Dorothy Johnson Clements, James A. Johnson, Charles Ray Johnson and Helen Johnson Smith. Helen Johnson Smith having since died leaving as her heirs at law Charles McEwen Smith, Charles Stephen Smith, Thomas David Smith and Jo Carolyn Smith Slater.

This conveyance is subject to the matters set forth in the above referenced plan of record.

49664

IDENTIFICATION REFERENCE

Aug 15 3 01 PM '90

This is unimproved ( ) improved (XX) property, known as 3911 Park Avenue, (House Number) (Street) Nashville, TN 37209 (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 our hand s this 9th day of August, 19 90

Lee Roy Johnson — Dorothy Johnson Clements — James A. Johnson

Charles Ray Johnson — Charles McEwen Smith — Charles Stephen Smith

Thomas David Smith — Jo Carolyn Smith Slater

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of WILLIAMSON

BOOK 8175 PAGE 307

Personally appeared before me, the undersigned, a Notary Public of said county, Lee Roy Johnson, Dorothy Johnson Clements, James A. Johnson, Charles Ray Johnson, Charles McEwen Smith, Charles Stephen Smith, Thomas David Smith the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 10th day of August, 1990

NOTARY PUBLIC

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of 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 President (or other officer authorized to execute the instrument) of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

WITNESS my hand and seal, at office in ,

this day of , 19 .

NOTARY PUBLIC

My commission expires:

0226 08/15 0101 03CHECK 86.20

WARRANTY DEED

FROM

Lee Roy Johnson, Dorothy Johnson Clements, James A. Johnson, Charles Ray Johnson, Charles McEwen Smith, Charles Stephen Smith, Thomas David Smith and Jo Carolyn Smith Slater

TO

Tim J. Banks and Herschell L. Cooper

RECORDER'S MEMO

Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Davidson

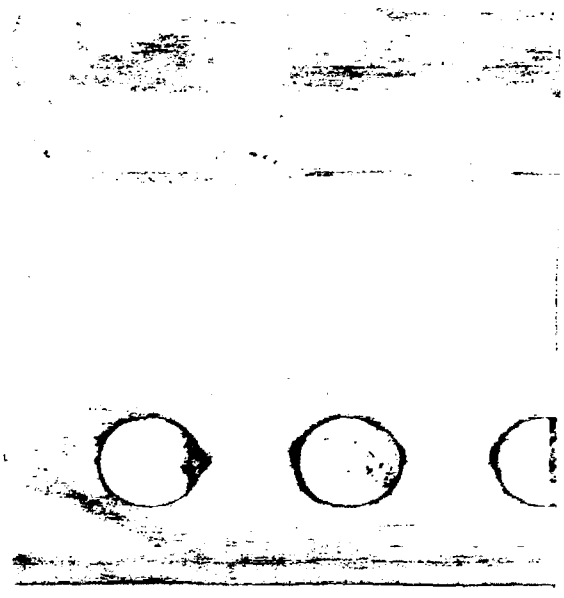
Personally appeared before me, the undersigned, a Notary Public of said County and State, Jo Carolyn Smith Slater, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 9th day of August, 1990.

Notary Public

My Commission expires:

7/29/92



OFFICIAL RECEIPT

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

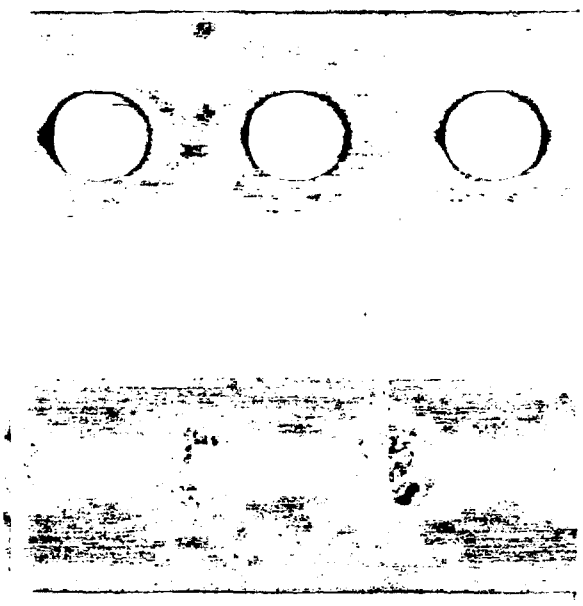
RECEIVED OF _____

FOR _____

BOOK 8175 PAGE 308

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 24000.00
CON TX 79.20
PRFEE 1.00
MRFEE 6.00
TOTAL 86.20
CHECK 86.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/15/90 01 15:02 0001 0226

49664

IDENTIFICATION REFERENCE

AUG 15 3 01 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 346654