Bot 37

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Larry Sneed 819 Murfreesboro Road Nashville, TN 37217	New Owner	106-106

This instrument prepared by: Boult, Cummings, Conners & Berry (DKH)
P.O. Box 198062, Nashville, Tennessee 37219

WARRANTY DEED BOOK 8180 PAGE 418

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, WARREN M. JOHNSON, SR. AND WIFE, PATRICIA K. JOHNSON ("Grantors") have bargained and sold, and hereby transfer and convey to LARRY SNEED ("Grantee"), his heirs, successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs, successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual ~~consideration~~ or value, whichever is greater, for this transfer is ~~$405,204.73~~. 406,891.08 JS

Larry Sneed
Larry Sneed, Affiant

Subscribed and sworn to before me this 22 day of August, 1990.

Deborah K Hayes
Notary Public
My Commission Expires: 3-26-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 406,891.08
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 1990.
Deputy Register

2. Terms and provisions of a Lease from Robert S. King and Mary B. King to the Lamar Corporation of record in Book 6975, page 429, Register's Office for Davidson County, Tennessee.

3. Easement in favor of Spence Motels, Inc., of record in Book 4137, page 416, Register's Office for Davidson County, Tennessee.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Executed this 22 day of August, 1990.

Warren M. Johnson, Sr.

Patricia K. Johnson

This is improved property, known as 819 Murfreesboro Road, Nashville, Tennessee 37217.

2550 08/22 0101 03CHECK 1355.77

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Deborah K Hayes, Notary Public, WARREN M. JOHNSON, SR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of August, 1990.

Deborah K Hayes
Notary Public

My Commission Expires: 3-26-94

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, James D. Hughey, Notary Public, PATRICIA K. JOHNSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of August, 1990.

James D. Hughey
Notary Public

My Commission Expires: May 8, 1991

5 1 6 3 6

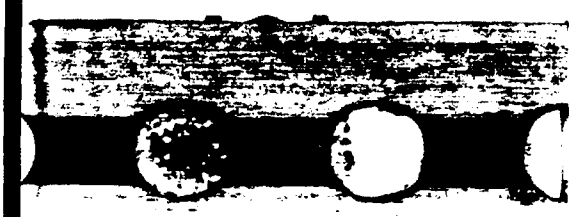
Aug 22 3 28 PM '90

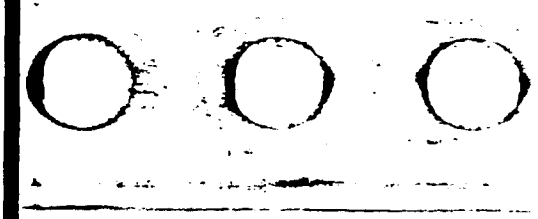
EXHIBIT A

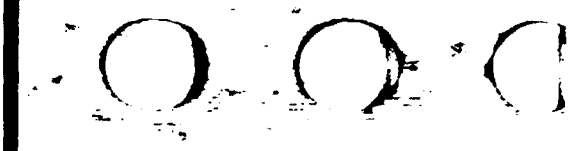
Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the Lands of James Foster, deceased, as of record in Book 44, page 267, said Register's Office, described as follows:

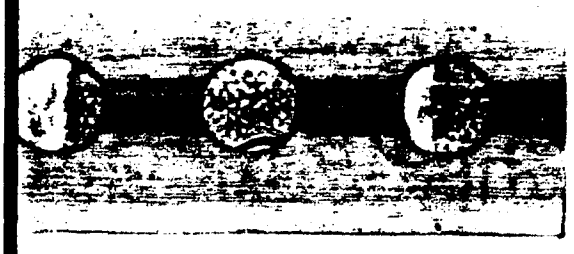
Beginning on the southwesterly margin of Murfreesboro Pike at the intersection of the same and a point in the southeasterly line of Interstate 24 of record in Book 3436, page 81, said Register's Office; thence with the southwesterly margin of said Murfreesboro Pike, South 48° 28' East 175 feet; thence South 52° 50' West 142.7 feet to an iron pin; thence North 48° 28' West 150.2 feet to the southeasterly margin of Interstate 24; thence with the same, North 42° 47' East 140.7 feet to the beginning.

Being the same property conveyed to Warren M. Johnson, Sr. and wife, Patricia K. Johnson, by deed of record in Book 8039, page 863, Register's Office for Davidson County, Tennessee.









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8180 PAGE 422

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
406891.08
CON TX 1342.77
PRFEE 1.00
RECFEE 12.00
TOTAL 1355.77
CHECK 1355.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/22/90 01 15:31 0001 2550

5 1 6 3 6

IDENTIFICATION

Aug 22 3 28 PM '90

No. 348952