Mail

This instrument prepared by:
THOMAS N. JONES
339 Main Street
Franklin, Tn. 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Pamela R. Childress	1st Investment Co.	147-2/100
543 Harding Place	4300 E. Broad St.	
Nashville, TN 37211	Columbus, Ohio 43216	

This instrument has been prepared from information provided by the parties, without benefit of title search, and no warranty is made as to the accuracy thereof.

W A R R A N T Y D E E D

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, I, **DON J. JOHNSON**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **PAMELA R. CHILDRESS**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, TN, being Lot No. 5 on the Plan of Section Two Battery Crest, as of record in Plat Book 2900, Page 132, RODC, TN, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Don J. Johnson by deed from Janice T. Haynie and husband, Joseph B. Haynie, of record in Book 7829, page 629, Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever;

AND I do covenant with the said Grantee that I am 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;

Said Grantee herein assumes a note in the amount of $53,332.10, with said note being secured by a deed of trust of record in Book 7120, page 479, Register's Office of Davidson County, TN.

Subject to the following restrictions and conditions:

1. 1990 County taxes a lien, not yet due. Grantee will be responsible for payment when due.

2. Other matters of public record.

AND I DO FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the

said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

AND I, **Maria Johnson**, wife of Don J. Johnson, join in this conveyance for the purpose of conveying any marital interest I have in this property to Grantee.

Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

This property ( )unimproved (x) improved property is known as 543 Harding Place, Nashville, TN 37211.

WITNESS our HAND(S) THIS 21 DAY OF Sept, 1990, IN FRANKLIN, TENNESSEE.

Don J Johnson by MJ
DON J. JOHNSON, by
Maria Johnson

Maria Johnson
MARIA JOHNSON

(See Power of Attorney being recorded simultaneously with this instrument.)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Maria Johnson, for herself and with full power of attorney to sign for her husband, Don J. Johnson, the within named bargainor(s), with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 21 day of Sept, 1990 in Franklin, Tn.

Margaret Ann Shull
NOTARY PUBLIC

My Commission Expires: 5/11/93

MARGARET ANN SHULL NOTARY PUBLIC WILLIAMSON CO. TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $54,000.00.

Pamela Childress
AFFIANT

Sworn to and subscribed before me this 21 day of Sept., 1990.

Margaret Chumley
NOTARY PUBLIC

My commission expires: 5/11/93

MARGARET CHUMLEY NOTARY PUBLIC WILLIAMSON CO.

188.20

60077

SEP 26 9 52 AM '90

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 8203 PAGE 273

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	54000.00
CON TX	178.20
PRFEE	1.00
MIEED	9.00
TOTAL	188.20
CHECK	188.20

20-2-90 01 08:55 0001 2190

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90077

IDENTIFICATION REFERENCE

SEP 26 9 52 AM '90

FELIX Z. WILSON, II
REGISTER

No. 358795