file box/jcb

BOOK 8261 PAGE 430

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30478)

PEGGY WILKINS, N.P. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 57,000.00

Affiant

Sworn and subscribed before me this 14th day of December, 1990.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
James W. Johnson
306 53rd Avenue, North
Nashville, TN 37209

MORTGAGEE:
Tennessee Housing Development Agency
c/o Atlantic Coast Mortgage Company
12700 Fair Lakes Circle, Suite. 400
Fairfax, VA 22033

MAP-PARCEL NUMBERS
12W 7410, 91-15-122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Howard W. Morrison and spouse, Barbara E. Morrison,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James W. Johnson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being part of Block No. 12 on the Realty Savings Bank and Trust Company' Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, as follows:

BEGINNING on the easterly margin of 53rd Avenue North, formerly 12 Street, 135 feet south of the southerly margin of Elkins, formerly Second Avenue; thence with the easterly margin of 53rd Avenue North, southwardly 45 feet to the northerly margin of an alley; thence with said alley, eastwardly 120 feet; thence northwardly 45 feet; thence westwardly and parallel with Elkins Avenue 120 feet to the beginning.

BEING the same property conveyed to Howard W. Morrison and wife, Barbara E. Morrison by deed from Dorothy M. Scott and Sheila G. Scott of record in Book 7913, page 283, Register's Office for Davidson County, Tennessee.

80960

IDENTIF. REFERENCE

DEC 20 11 03 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

0923 12/20 0101 03CHECK 195.10

This is improved property, known as: 306 53rd Avenue, North, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of December, 1990.

Howard W. Morrison **Barbara E. Morrison**

State of Tennessee
County of Davidson

On this 14th day of December, 1990, before me the undersigned authority, personally appeared Howard W. Morrison and Barbara E. Morrison, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/24/92

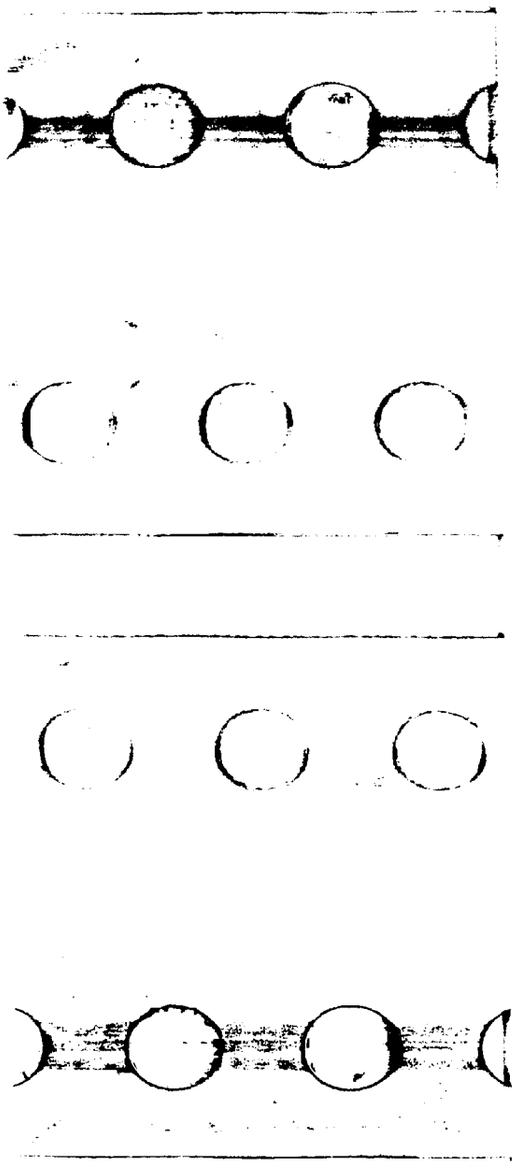
Notary Public

PEGGY WILKINS, N.P. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

W & I: 12/89

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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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 57000.00
CON TX 188.10
PRFEE 1.00
WDEED 6.00
TOTAL 195.10
CHECK 195.10

12/20/90 01 11:01 0001 0923

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80960

IDENTIF. REFERENCE

DEC 20 11 03 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 383322