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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $ 45,000.00

George E. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 19 90

Irene M. Flatt
Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
George E. & Helen R. Thomas & George E. Thomas, Jr. (NAME)	Same (NAME)	Map 183-00-0 Par. 141
2935 Walnut Crest Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	05D-63744
Antioch, TN 37013 (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. John M. Johnson and wife, Robbin R. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George E. Thomas and wife, Helen R. Thomas and George E. Thomas, Jr. as joint tenants with right of survivorship

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 the 5th Civil District of Davidson County, Tennessee, being property surveyed to Charles "Chuck" Hyder, R.L.S., dated 12/30/85, File No. 0037, Disc 1, being Lot No. 1 on said survey, described as follows:

BEGINNING at an iron pin at the southeastern corner of the intersection of Old Hickory Boulevard and Twin Oaks Drive; thence with the western edge of Twin Oaks Drive, seven calls, S72°07'29"E, 29.92 feet to an iron pin; thence with same along the arc of a curve 105.34 feet to a point, having a chord bearing and distance of S79°07'03"E, 105.34 feet; thence with same S86°06'43"E, 164.22 feet to a point; thence with same, an arc of a curve 160.43 feet to a point; this curve having a chord bearing and distance of south 70°37'58"E, 158.19 feet; thence with the same S52°56'28"E, 66.23 feet to a point; thence with the same, an arc of a curve 223.60 feet to an iron pin, this curve having a chord bearing and distance of S22°06'45"E, 208.07 feet; thence with the same S02°30'25"W, 108.20 feet to an iron pin, corner to Lot No. 2; thence with Lot No. 2 now leaving said road N87°29'35"W, 593.61 feet to an iron pin corner to Lot 8; thence with Lot No. 8, N59°57'47"W, 105.54 feet to an iron pin set in the margin of Old Hickory Boulevard; thence with Old Hickory Boulevard, an arc of a curve 243.65 feet to a point, this curve having a chord bearing and distance of N29°33'46"E, 236.17 feet; thence with the same N01°16'13"W, 84.01 feet to a point; thence with the same, N01°29'26"W, 65.26 feet to the point of beginning, containing 5 acres.

INCLUDED IN THE ABOVE DESCRIPTION but expressly excluded from this conveyance is that property conveyed to Metropolitan Government of Nashville/Davidson County, Tennessee, of record in Book 7828, page 379, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the point of intersection of the north boundary of the George E. Thomas and wife property and the north boundary of the Carolyn B. Jennings property; thence N58°52'47"W, 113 feet, more or less, to a point in a curve (to the left) in the existing south margin of Old Hickory Boulevard; thence continuing with said curve to a point in the proposed east margin of relocated Burkett Road and Old Hickory Boulevard; said point being 60 feet, more or less, right of centerline station 275+50, more or less; thence with said proposed east margin of relocated Burkett Road, S3°52'51"W, 216.66 feet to the point of beginning and containing 0.172 acres.

BEING the same property conveyed to John M. Johnson and wife, Robbin R. Johnson by deed from Bobby B. McKee and wife, Barbara B. McKee, of record in Book 7707, page 283, Register's Office for Davidson County, Tennessee.

Taxes for 1990 have been pro-rated and paid. THIS conveyance subject to restrictive covenants**

unimproved XX
This is improved ( ) property, known as 5.0± acres, Twin Oaks Drive Nashville, TN
(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 Whereever 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 20th day of December, 19 90

John M. Johnson by Robbin R. Johnson, Attorney in Fact

Robbin R. Johnson

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Robbin R. Johnson
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s_he__ executed the within instrument for the purposes therein contained. Witness my hand, at office, this _____ day of December 1990.

My Commission Expires 5/22/93

Notary Public

STATE OF TENNESSEE }
Davidson COUNTY }

(AFFIX SEAL)

Personally appeared before me, Robbin R. Johnson, Attorney in Fact for John M. Johnson
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s_he__ executed the within instrument for the purposes therein contained, and who further acknowledged that s_he__ is the

Attorney in Fact for John M. Johnson
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of December 1990.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
John M. Johnson and wife,
Robbin R. Johnson

TO
George E. Thomas and wife,
Helen R. Thomas and
George E. Thomas, Jr.

2143 12/27 0101 03CHECK 155.50

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

** of record in Book 6791, page 941 and Book 5047, pages 640 et seq.and easement to Department of Public Works of Metropolitan Government of Nashville/Davidson County, Tennessee, of record in Book 6590, pge 77, said Register's Office.

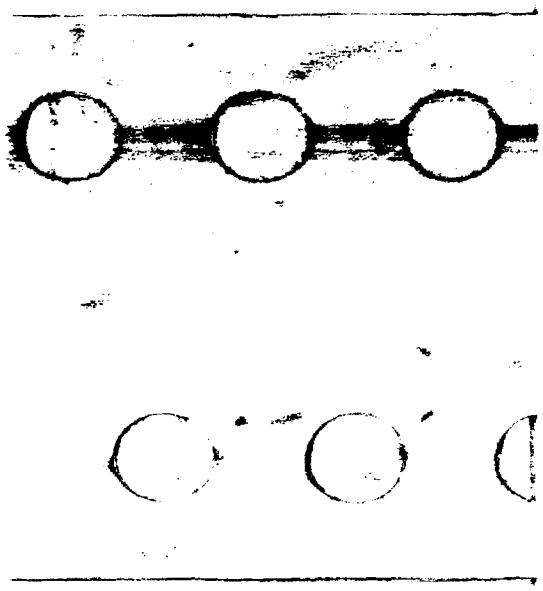
Robbin R. Johnson executed this instrument on behalf of John M. Johnson as his Attorney in Fact pursuant to the Power of Attorney being recorded simultaneously herewith.

8 11 8 57

IDENTIF. TREFERENCE

DEC 27 9 31 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.



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 45000.00
CON TX 148.50
PRFEE 1.00
WDEED 6.00
TOTAL 155-50
CHECK 155-50
12/27/90 01 09:31 0001 2143



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88 1 8 5 7.

IDENTIF. REFERENCE

DEC 27 9 31 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384526