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

This deed was prepared by:
Mose J. Davie, 2318
1026-4th Ave., North
Nashville, TN. 37219
(615) - 256-6119
Attorney-at-Law

MAP AND PARCEL NUMBERS:

81-11-450

BOOK 8277 PAGE 852

FOR and in consideration for the sum of Twenty-thousand-Dollars - ($20,000.00), cash in hand paid to me, the receipt of which is hereby acknowledged, and for other good and valuable considerations, I, BEN LANIER, an unmarried man, have bargained and sold and by these presents do transfer and convey unto WILLIAM HENRY JOHNSON, SR., a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 52 on the Map of Cephas Woodard's Subdivision, as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said lot fronts 59 feet on the northerly side of Buchanan Street and runs back 126.5 feet on the easterly line and 114 feet on the westerly line, along the easterly line of an alley, to a dead line in the rear, measuring 57.5 feet thereon.

Being the same property conveyed to Ben Lanier by deed from E. Hoyt Ferrell and Ada B. Ferrell of record in Book 4180, page 468, said Register's Office.

The said property is improved and known as 1112 Buchanan Street, Nashville, Tennessee 37208. Send all tax statements to William Henry Johnson, Sr., at 1107 Buchanan Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD, the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to William Henry Johnson, Sr.,

AND I, do covenant with the said William Henry Johnson, Sr., that I am lawfully seized and possessed of the said land, in fee simple, have a good right to convey it and the same is unencumbered.

AND I, BEN LANIER, do further covenant and bind myself, my successors and assigns to warrant and forever defend the title of the said land to William Henry Johnson, Sr., against the claims of all persons whomsoever.

WITNESS my hand on this the 17 day of January, 1991.

Ben Lanier Sr.

BEN LANIER

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

BOOK 8277 PAGE 853

Personally appeared before me, MOSE J. DAVIE, a Notary Public in and for said County and State, the within named, BEN LANIER, with whom I am personally acquainted, the bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 17 day of January, 1991.

NOTARY PUBLIC

My commission expires: September 26, 1992

I certify that the actual consideration for this transfer, whichever is greater, is ~~$20,000.00~~.

AFFIANT

Sworn to and subscribed before me this 18th day of January, 1991.

B Edwards

DEPUTY REGISTER

IDENTIF. TREFERENCE

87017

JAN 18 10 10 AM '91

FELIX E. W. LEON, REGISTER
DAVIDSON COUNTY TN.

- 2 -



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8277 PAGE 854

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	20000.00
CON TX	66.00
PRFEE	1.00
WDEED	6.00
TOTAL	73.00
CHECK	73.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6554

87017.

IDENTIF. †REFERENCE

JAN 18 10 10 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 390405