WARRANTY DEED

Address of new owner as follows:

~~William H. Posey and Susie~~ J. Posey
(name)

~~2416 Gardner Lane~~
(address)

~~Nashville, Tenn. 37207~~
(City) (State) (zip)

Map Parcel Number
~~71-1-10.02~~

Send tax bills to:

~~William H. & Susie J. Posey~~
(name)
2416 Gardner Lane
(address)
Nashville, Tenn. 37207
(City) (State) (zip)

This instrument prepared by:
William P. Griffin, IV
Attorney at Law
301 Realtors Building
Nashville, Tennessee 37201
Phone (615) 244-3600

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, we, MOSE JOHNSON and wife, FRANCIS L. JOHNSON, have this day bargained and sold, and do hereby convey unto WILLIAM H. POSEY and wife, SUSIE J. POSEY, the grantees herein, their successors, heirs and assigns, the following real estate in Davidson County, Tennessee, being more particularly described as follows:

Land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, described according to a survey made by Norris H. Hickerson, Surveyor, which was revised June 16, 1951, as follows:

Beginning at a point in the westerly margin of Toney Road, said point lying north 22 degrees east 935 feet along the westerly margin of Toney Road and Toney Road extended from the center of Whites Creek Pike; thence leaving said road, north 68 degrees west 150 feet to a point; thence north 22 degrees east 50 feet to a point; thence south 68 degrees east 150 feet to the westerly margin of Toney Road; thence with the westerly margin of said road south 22 degrees west 50 feet to the beginning.

Water rights in and to a well and pump located to the north of the property herein described are hereby granted to the grantees in this instrument.

Being the same property conveyed to Harley Parks and wife, Jo Ann Parks, of record in Book 3529, page 264, Register's Office for Davidson County, Tennessee. Harley Parks and wife, Jo Ann Parks are deceased, Harley Parks having predeceased his wife, jo Ann Parks, who died intestate without issue. Francis Johnson, mother of Jo Ann Parks, executes this deed as the sole heir at law of said Jo Ann Parks. Mose Johnson joins in this conveyance for the sole purpose of conveying whatever marital rights he may have as to said property.

This is improved property known as 417 Toney Road, Nashville, TN.

TO HAVE AND TO HOLD said real estate, with appurtenance, estate, title and interest thereto belonging to the Grantees, their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, except for a lien for water services in favor of Metropolitan Government of Nashville and Davidson County, Tennessee and property taxes for 1990, both of which are assumed by the Grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the claims of all persons.

WITNESS OUR HAND, this the 21st day of February, 1991.

Mose Johnson
MOSE JOHNSON

Francis Johnson
FRANCIS L. JOHNSON

JAMES YATES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, James Yates, a notary public in and for said County and State, Tenn. Mose Johnson, the within bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (they) (he) (she) executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee, this the 21st day of February, 1991.

James Yates
NOTARY PUBLIC

My commission expires: 12-9-92

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, James Yates, a notary public in and for said County and State, Tenn. Francis Johnson, the within bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee, this the 21st day of February, 1991.

James Yates
NOTARY PUBLIC

My commission expires: 12-9-92

95559

IDENTIF. TREFERENCE

FEB 27 12 38 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

0020 02/27 0101 03CHECK 20.86

STATE OF TENNESSEE)
COUNTY OF Robertson)

The actual consideration or value whichever is greater for this transfer is $4,200.00.

AFFIANT

Sworn to and subscribed before me this the 21st day of February, 1991.

NOTARY PUBLIC

My commission expires: 12-9-92

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8299 PAGE 814

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
			CON TX 4200.00	
			VOID	
			CON TX 4200.00-	
			CAMT 4200.00	
			CON TX 13.86	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 20.86	
			CHECK 20.86	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/91 01 12:41 0001 0020

95559

IDENTIF. TREFERENCE

FEB 27 12 3. PM '91

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

No. 400264