This Instrument Prepared By;
Smith & Takacs, Attorneys
P.O. Box 1405
Hendersonville, TN 37077

Map 71-8
Parcel 230

BOOK 8301 PAGE 303

Send Tax Statements To:

SAME

Name/Address of New Owner:
CARL JOHNSON
209 Allen Road
Goodlettsville, TN 37072

ADDRESS OF PROPERTY: 512 Wesley Avenue, Nashville, Tennessee

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, L.H. FERGUESON, JR. and wife, EDNA T. FERGUESON, have bargained and sold and by these presents do transfer and convey unto CARL JOHNSON, his heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 53 on the Map of Joywood Heights, Section 1, as of record in Book 1130, Page 91, Register's Office for said County.

Said Lot No. 53 fronts 60 feet on the southerly side of Wesley Avenue and runs back 203 feet on the easterly line and 204.6 feet on the westerly line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to L.H. Fergueson, Sr. and wife, Carrie Frances Fergueson, for life with remainder interest to L.H. Fergueson, Jr., recorded May 23, 1950 in Book 1848, Page 161, Register's Office for Davidson County, Tennessee. The said L.H. Fergueson, Sr. and Carrie Frances Fergueson both being deceased.

Edna T. Fergueson joins in this conveyance to convey any interest she may have in this property.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. All matters shown on the Map of Joywood Heights, Section 1, of record in Book 1130, Page 91, Register's Office of Davidson County, Tennessee.

2. Restrictive covenants of record in the Register's Office of Davidson County, Tennessee.

3. All existing utility easements.

4. 1990 Davidson County taxes in the amount of $268.16 are paid. 1991 Davidson County taxes in the amount of $268.16 to be prorated between the parties as of the date of this instrument with Grantee assuming responsibility for payment of same.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 15th day of February, 1991.

96055

IDENTIF. REFERENCE

MAR 1 9 14 AM '91

DAVIDSON COUNTY TN.

L.H. Ferguson Jr
L.H. FERGUESON, JR.

Edna T. Ferguson
EDNA T. FERGUESON

9984 03/01 0101 03CHECK 56.50

STATE OF TENNESSEE - COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for the State and County above, the within named L.H. FERGUESON, JR. and wife, EDNA T. FERGUESON, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 15th day of February, 1991.

My Commission Expires: 8-7-1994

James T. Smith
NOTARY PUBLIC

JAMES T. SMITH NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF TENNESSEE - COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $15,000.00.

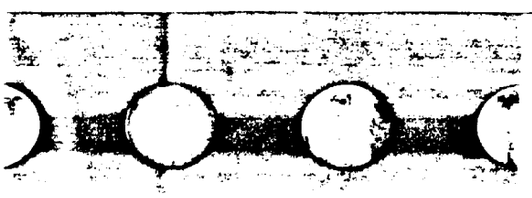
Carl K. Johnson
AFFIANT

Subscribed and sworn to before me this 15th day of February, 1991.

My Commission Expires: 8-7-1994

James T. Smith
NOTARY PUBLIC

JAMES T. SMITH NOTARY PUBLIC STATE OF TENNESSEE AT LARGE



OFFICIAL RECEIPT
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8301 PAGE 305

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

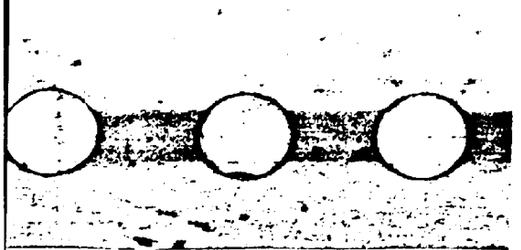
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 15000.00
CON TX 49.50
PRFEE 1.00
WDEED 6.00
TOTAL 56.50
CHECK 56.50

03/01/91 01 09:16 0001 9984

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



96U55

IDENTIF. T REFERENCE

MAR 1 9 14 AM '91

FELIX Z. DAVIDSON COUNTY TN.

No. 400824