This Instrument Prepared By:
William D. Castleman
101 Cumberland Avenue, Suite 100
Madison, Tennessee 37116

106-05-0
9200

WARRANTY DEED

BOOK 8303 PAGE 590

THIS DEED, made and entered into this the 1st day of March, 1991, by and between MEAD REALTY GROUP, INC., an Ohio corporation, formerly known as Mead Land Services, Inc. ("Grantor"), and HAROLD E. JOHNSON ("Grantee"):

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor has bargained and sold and does hereby grant and convey unto Grantee, his heirs and assigns, the real property located in the County of Davidson, State of Tennessee and more particularly described as follows (the "Property"):

LAND in Davidson County, Tennessee, being the south 33.5 feet front and 32.3 feet rear of Lot No. 21 and Lot Nos. 22 and 23, on the Map of A. M. Brown's Lands, of record in Book 57, Page 126, Register's Office for Davidson County, Tennessee, and described according to a survey made by Cherry Land Surveying, Surveyor No. 1512, dated February 12, 1991, as follows:

Said Lots front 133.50 feet on the east side of Polk Avenue and run back 132.50 feet on the south line and 132.51 feet on the north line, and measuring 132.30 feet on the rear line.

BEING part of the same property conveyed to Mead Land Services, Inc., by deed from Merchandizing Export & Distribution, Inc., of record in Book 7344, Page 665, Register's Office for Davidson County, Tennessee.

The Property is known as 77 Polk Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD unto Grantee, his heirs and assigns, forever.

This conveyance is expressly made subject to (i) reservations, restrictions, easements, covenants and conditions of record, (ii) sewer easement conveyed to Tennessee Industrial School by instrument recorded in Book 372, Page 391, Register's Office for Davidson County, Tennessee; (iii) concrete encroachment shown on survey of the Property by Cherry Land Surveying, Surveyor No. 1512, dated February 12, 1991; (iv) all legal highways; and (v) real estate taxes and assessments not yet due and payable.

Grantor for itself, its successors and assigns, covenants that it is lawfully seized and possessed of the Property; that it has a good and lawful right to convey the same; that the Property is free and clear of any lien or encumbrance, except as herein stated and that it shall forever warrant and defend the title thereto against the lawful claims of all persons claiming the same by, through or under Grantor, but not further or otherwise.

96871

IDENTIF. REFERENCE

MAR 5 10 37 AM '91

DAVIDSON COUNTY TN.

WITNESS my hand the day and year first written above.

MEAD REALTY GROUP, INC.,
an Ohio corporation

By: David L. Santez
David L. Santez
President

STATE OF OHIO)
) SS:
COUNTY OF MONTGOMERY)

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared David L. Santez with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of the Mead Realty Group, Inc., formerly Mead Land Services, Inc., the within named bargainor, and corporation, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, by himself as President of Mead Realty Group, Inc.

Witness my hand and official seal on this 28th day of February, 1991.

Phyllis M. Crabill
Notary Public
Phyllis M. Crabill
In and for the State of Ohio

My commission expires:
August 31, 1994

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

The undersigned Affiant, the Grantee, being first duly sworn, makes oath that the actual consideration for the foregoing transfer, or the value of the property hereinbefore described, whichever is greater, is $52,827.75.

Harold E. Johnson
Affiant

SWORN TO AND SUBSCRIBED before me, this the 1st day of March, 1991.

Kathy A. Byers
Notary Public

My Commission expires:
11-27-93

NAME AND ADDRESS OF PROPERTY OWNER:

HAROLD E. JOHNSON
c/o Southern Truck Sales, Inc.
77 Polk Avenue
Nashville, Tennessee 37210

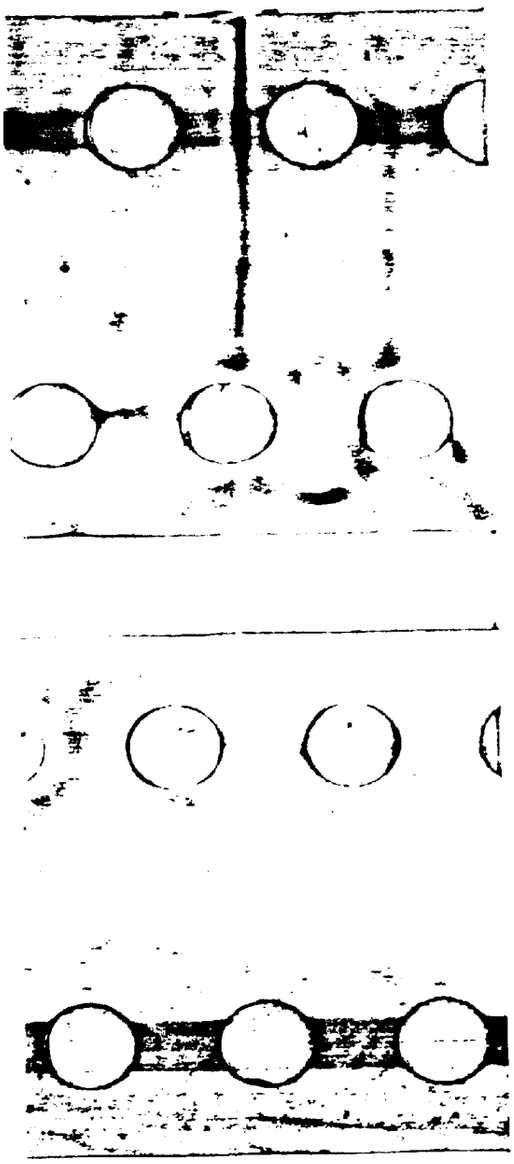
NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL ESTATE TAX:

HAROLD E. JOHNSON
c/o Southern Truck Sales, Inc.
77 Polk Avenue
Nashville, Tennessee 37210

0911 03/05 0101 03CHECK 181.24

OFFICIAL RECEIPT

FELIX Z WILSON II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8303 PAGE 592

CO CONVEYANCE	CC CERTIFIED COPY		MISC MISCELLANEOUS
MG MORTGAGE	REL RELEASE		CO TAX STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE		MG TAX STATE TAX MORT
TD TRUST DEED			PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 52827.75
CON TX 174.24
PRFEE 1.00
WDEED 6.00
TOTAL ~~181.24~~
CHECK ~~181.24~~
BANK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/05/91 01 08:39 0001 0911

96871

IDENTIF. REFERENCE

MAR 5 8 37 AM '91

DAVIDSON COUNTY TN

No. 401741