THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 8482 PAGE 511

ADDRESS NEW OWNER:

ROBERT C. JOHNSON ET AL
1121 STOCKELL ST
NASHVILLE, TN. 37207

MAP/PARCEL NUMBER:

MAP 059-16
PARCEL 060

7818 11/08 0101 03CHECK 21.10

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00, THIS 30TH DAY OF OCTOBER, 1991.

Robert C Johnson
AFFIANT

Subscribed and sworn to me, this the 30TH day of OCTOBER, 1991.

Denese C. Akers
Notary Public
My commission expires 5-17-92

6.07.54

IDENTIFICATION REFERENCE

Nov 8 10 40 AM '91

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, LENA S. BAKER, A WIDOW, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT C. JOHNSON, LOWELL THOMAS PAGE AND FRANK LOUIS RESHA, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as GROVER STREET, NASHVILLE, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 30TH day of OCTOBER, 1991.

Lena S. Baker
LENA S. BAKER

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LENA S. BAKER, A WIDOW, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 30TH day of OCTOBER, 1991.

Denise C. Oates
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Being Lots Nos. 80 and 81 on the Map of Haynie's Cleveland Plan, as of record in Book 161, page 35, Register's Office for said County.

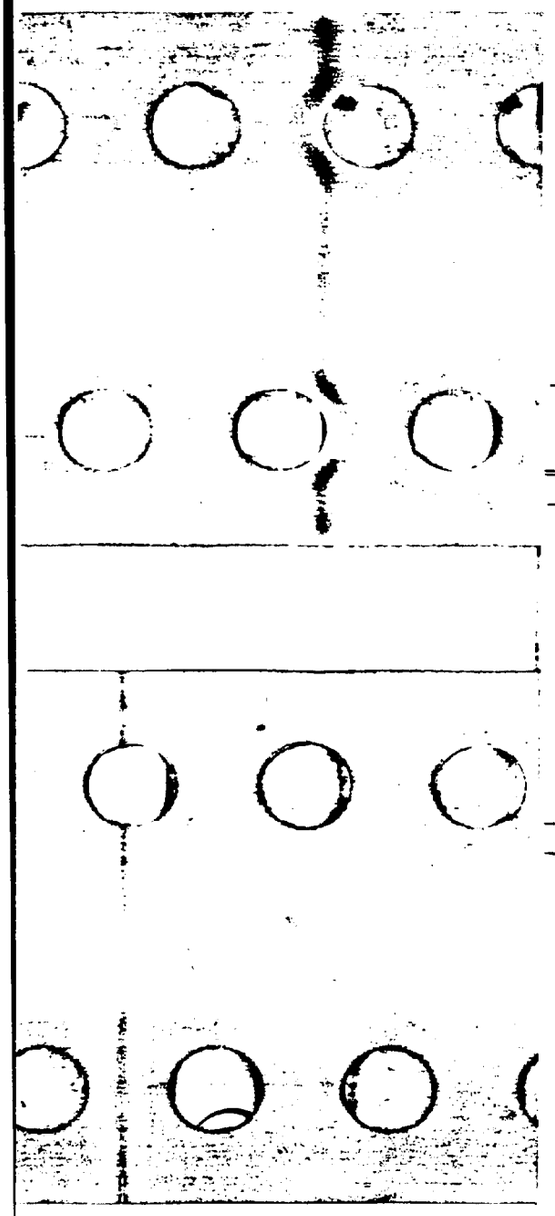
Said Lots Nos. 80 and 81 adjoin and front together 80 feet on the northerly side of Grover Street and extend back between parallel lines 125 feet to an alley.

Being the same property conveyed to W.B. Baker et ux, Lena S. Baker, by Installment Deed from M.S. Poteat et ux, Mary Poteat, of record in Book 2881, page 212, Register's Office for Davidson County, Tennessee, the said W.B. Baker having since died, the property vests solely in his widow, Lena S. Baker, the Grantor herein.

EXHIBIT 'B'

1. Real property taxes for 1991 and all future years.

2. All matters set forth on Plan of record in Book 161, page 35, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8482 PAGE 514

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 3000.00
CON TX 11.10
PRFEE 1.00
WDEED 9.00
TOTAL ~~21.10~~
CHECK ~~21.10~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/08/91 01 10:42 0001 7818

6.0.7.5.4

IDENTIFICATION REFERENCE

Nov 8 10 40 AM '91

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 474943