STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

James L. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF December 91

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Johnson (NAME)	(NAME)	71-8
423 Edwin Street (ADDRESS)	Same (ADDRESS)	299
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Wil-Mar Enterprises and Wilbert E. Brooks and wife, Zeneida Brooks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Johnson, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 79 on the Map of Joywood Subdivision, as of record in Book 974, page 45, Register's Office of Davidson County, Tennessee.

Said Lot No. 79 fronts 50 feet on the northerly side of Edwin Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Wil-Mar Enterprises by deed from Sue Johnson individually and as Administratrix, Estate of Paul M. Lowery, Deceased and Paul M. Lowery, Jr. and Kenneth Lowery, sole heirs-at-law of said Paul M. Lowery, deceased of record in Book 6243, Page 312, Register's Office for Davidson County, Tennessee.

Wil-Mar Enterprises is a partnership consisting of Wilbert E. Brooks and Zeneida Brooks

7127 6 DAVIDSON COUNTY REGISTER Dec 23 10 22 AM '91

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unimproved ( )
This is improved (X) property, known as 423 Edwin Street, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of December, 19 91

Wil-Mar Enterprises
By:

Wilbert E. Brooks

Zeneida Brooks

STATE OF TENNESSEE
COUNTY OF

BOOK 8513 PAGE 322

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilbert E. Brooks and Zeneida Brooks

the bargainorS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18 day of December 19 91.

Commission expires September 16, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Wilbert E. Brooks and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be ~~the~~ a partner and _____ respectively of the Wil-Mar Enterprises the within named bargainor, and corporation, and that he as such partner and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Wilbert E. Brooks as such partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 18th day of December 19 91.

My commission expires September 16, 1995

Notary Public

WARRANTY DEED

FROM

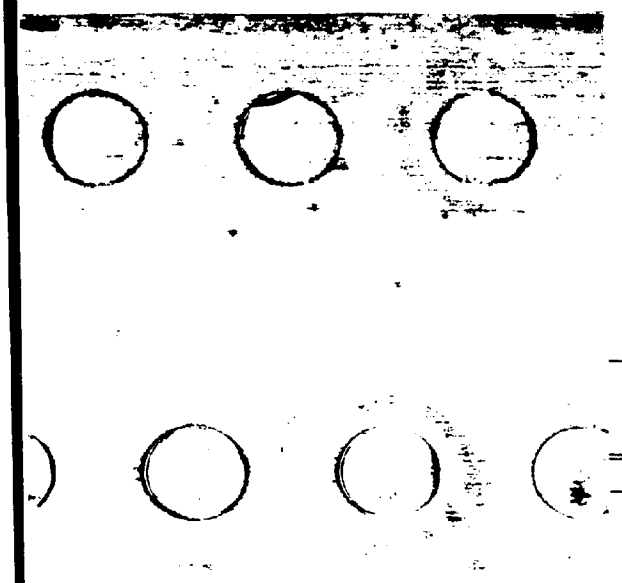
Wil-Mar Enterprises

TO

James L. Johnson

RETURN TO:

LAW OFFICE OF RICHARD MANSON
1314 Fifth Ave. North, Suite 300
Nashville, Tennessee 37208-2726



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

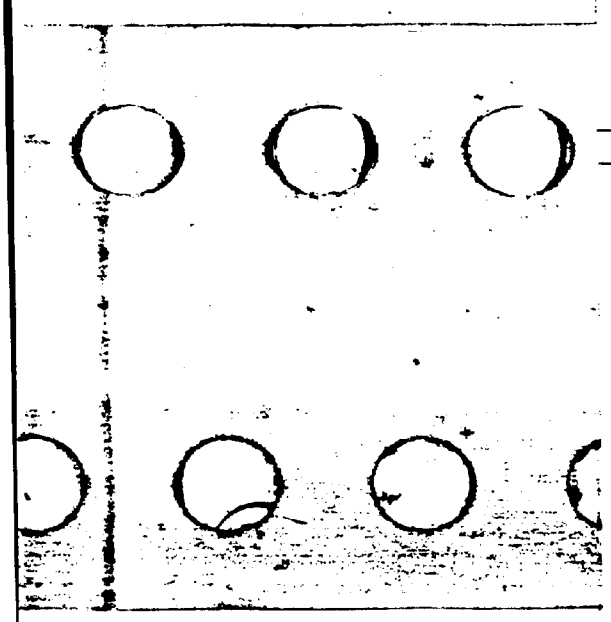
RECEIVED OF _____

FOR _____

BOOK 8513 PAGE 323

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 6.00
TOTAL 210.50
CHECK 210.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/23/91 01 10:24 0001 470

7.1276

IDENTIFICATION REFERENCE

DEC 23 10 22 AM '91

No. 487182

[redacted]