XXXV-4 JRR/aw 03/19/92

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

WARRANTY DEED BOOK 8583 PAGE 568

Address New Owner(s) as follows: BOYCE E. WILKINS, SR. et ux, 2709 Jenkins Street, Nashville TN 37208

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Field Book No. 08DA-08910, Map No. 81-6, Parcel No. 141.

For and in consideration of the sum of TWENTY FIVE THOUSAND ($25,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, WILLIAM HENRY JOHNSON, SR., and wife, ANNIE ELIZA JOHNSON, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto BOYCE E. WILKINS, SR. and wife, MARION L. WILKINS, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 10 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, pages 3 and 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 52.5 feet on the soutn margin of Jenkins Street and extends back between lines 158.5 feet on the easterly line and 139.1 feet on the westerly line to a broken line in the rear, measuring 49.35 feet thereon.

Being the same property conveyed to William Henry Johnson, Sr. by Warranty Deed from Flora Collins Majors of record in Book 8445, page 569, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2711 Jenkins Street, Nashville, Davidson County TN 37208.

Annie Eliza Johnson joins herein conveying all right, title and interest she has in and to said real property, including, specifically, her right to take against the estate of William Henry Johnson, Sr.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, BOYCE E. WILKINS, SR. and wife, MARION L. WILKINS, their heirs and assigns, forever; and We, WILLIAM HENRY JOHNSON, SR. and wife, ANNIE ELIZA JOHNSON, 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

THIS INSTRUMENT PREPARED FROM INFORMATION SUPPLIED BY GRANTORS.

unencumbered, unless otherwise herein set out. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of March 1992.

William Henry Johnson Sr.
WILLIAM HENRY JOHNSON, SR.

Annie Eliza Johnson
ANNIE ELIZA JOHNSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM HENRY JOHNSON, SR. and wife, ANNIE ELIZA JOHNSON, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 26 day of March 1992.

Notary Public

My commission expires My Commission Expires JAN. 22, 1995

0257 03/26 0101 03CHECK 99.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 25,000.00 .

Affiant

Subscribed and sworn to before me this 26 day of March 1992.

Notary Public

My commission expires My Commission Expires JAN. 22, 1995

NOTE TO REGISTER:

After recording, please return to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

PICK-UP

IDENTIFICATION

MAR 26 9 29 AM 19

DAVIDSON COUNTY, TN

95645

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8583 PAGE 570

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 25000.00
CAMT 92.50
ERR CO
CAMT 92.50-
CON TX 92.50
PRFEE 1.00
WDEED 6.00
TOTAL 99.50
CHECK 99.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95645

IDENTIFICATION REFERENCE

MAR 25 9 29 AM '91

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 514638