60

This Instrument Prepared By:

Thomas I. Bottorff
One Maryland Farms, Suite 102
Brentwood, TN 37027

WARRANTY DEED

BOOK 8629 PAGE 123

ADDRESS NEW OWNER:
Elliott Allen Johnson Jr.
3508 Richland Ave.
Nashville, TN 37205

SEND TAX BILL:
To Owner

MORTGAGEE:
NationsBank of Tennessee
P. O. Box 220
Franklin, TN 37064

MAP AND PARCEL:

MAP	104
GROUP	05
PARCEL	400

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Earline W. Villines, a widow, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Elliott Allen Johnson, Jr., unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 97 of Block 4 in Richland Realty Company's First Subdivision "A", a plan of which is of record in Book 161, page 151, Register's Office, Davidson County, Tennessee, dividing the same into blocks, but not showing the subdivision of blocks into small lots, according to a printed copy of the unregistered plan subdividing the said block into small lots.

Said Lot No. 97 fronts 52 feet on the northerly side of Richland Avenue, and runs back 146 feet on the west line and 138 feet on the east line, more or less, to an alley.

Being the same property conveyed to Harry Villines, now deceased, and wife Earline W. Villines by deed from Ethel Harris Graves of record in Book 2146, page 272, Register's Office for Davidson County, Tennessee.

This is improved property known as 3508 Richland Ave., Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to:

1. Real property taxes for 1992 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elliott Allen Johnson, Jr., his heirs and assigns, forever; and I, Earline W. Villines do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

11452

IDENTIF. TREFERENCE

MAY 19 9 32 AM '92

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

9069 05/19 0101 03CHECK 367.75

Witness my hand this the 18th day of May, 1992.

Earline W. Villines

Earline W. Villines

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Earline W. Villines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 18th day of May, 1992.

NOTARY PUBLIC

THOMAS L. BOTTORFF NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 12, 1994

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 97,500.00.

AFFIANT

Subscribed and sworn to before me
this 18th day of May, 1992.

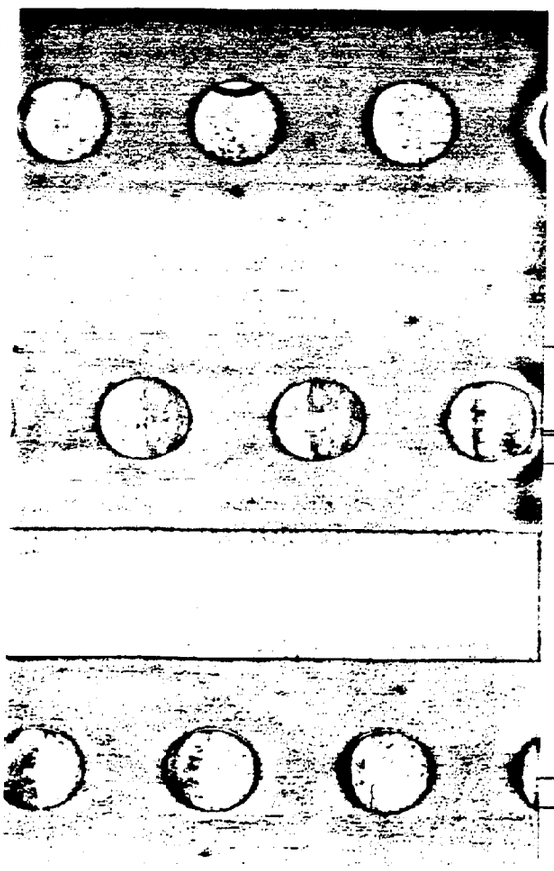
NOTARY PUBLIC

My Commission Expires: March 12, 1994

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8629 PAGE 125

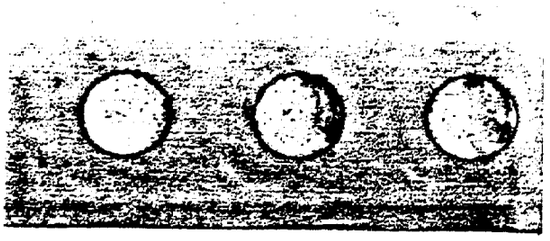
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 97500.00
CON TX 360.75
PRFEE 1.00
WDEED 6.00
TOTAL ~~367.75~~
CHECK 367.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/19/92 01 09:32 0001 8069



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IDENTIF. REFERENCE

MAY 19 9 32 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 532258