Book 53

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Mary B. Rowlette
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF June 19 92

Gary Beckner
Notary Public

MY COMMISSION EXPIRES: March 16, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TENNESSEE, 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARION E. ROWLETTE (NAME)	SAME (NAME)	MAP 83-13
2225 WOODRUFF (ADDRESS)	(ADDRESS)	PARCEL 336
GREENBRIER, TN 37073 (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, JAMES W. JOHNSON, by an through BOBBIE J. DUKE, Executrix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARION E. ROWLETTE AND WIFE, MARY B. ROWLETTE

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. 171 of Block Q in Lindsley Home Place, which is of record in Book 2, page 92, Chancery Court Clerk's Office of Davidson County, Tennessee, described as follows:

Said Lot No. 171 fronts 50 feet on the northerly side of Boscobel Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to JAMES W. JOHNSON, an unmarried person, by deed of record in Book 5221, page 159, Register's Office for Davidson County, Tennessee; the said JAMES W. JOHNSON having since died and pursuant to his Last Will and Testament of record in Will Book 172, page 505, Probate Court for Davidson County, Tennessee, BOBBIE J. DUKE executes this instrument.

21598

IDENTIF. TREFERENCE

JUN 23 9 39 AM '92
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

unimproved ( )
is improved (XX) property, known as 1409 Boscobel Street, Nashville, TN 37206
(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 16 day of June, 19 92

Bobbie J. Duke, Executrix for Estate of James W. Johnson
BOBBIE J. DUKE, EXECUTRIX FOR THE ESTATE OF JAMES W. JOHNSON

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BOBBIE J. DUKE, Executrix

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 16 day of June 1992.

Commission expires 1-15-96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED
FROM
TO
RETURN TO:

3821 06/23 0101 03CHECK 62.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8657 PAGE 953

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	15000.00
			CON TX	55.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	62.50
			CHECK	62.50
06/23/92	01	09:39	0001	3821

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21598

IDENTIF. REFERENCE

JUN 23 9 39 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 543540