04203

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

94 JAN -5 AM 10:49

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9210 PAGE 682

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Nathaniel B. Johnson, Jr., et ux 210 Neptune Dr. Hendersonville, Tn. 37075	Security Financial & Mortgage Corporation 12444 Powerscourt Drive St. Louis, MO 63131	Map 61-14 Parcel 128 Field Book 15DZ 03565

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ISAAC H. IRWIN, JR., TANDY L. IRWIN and MARY A. CALHOUN, heirs of Mary F. Irwin a/k/a Mary Frances Irwin, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto NATHANIEL B. JOHNSON, JR. and wife, LUCY H. JOHNSON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly 75 feet of Lot 68 on the map of the subdivision of the Maplewood Home Tract as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Isaac H. Irwin and wife, Mary F. Irwin, by deed from Elsie S. Ewing, a widow, of record in Book 4461, page 635, Register's Office for Davidson County, Tennessee. And, the said Isaac H. Irwin a/k/a Isaac H. Irwin, Sr. died intestate on April 1, 1976, and the said Mary F. Irwin a/k/a Mary Frances Irwin, died testate on August 24, 1993, at which time property became vested in Isaac H. Irwin a/k/a Isaac H. Irwin, Jr., Tandy L. Irwin and Mary A. Calhoun, all of the heirs and beneficiaries of Mary F. Irwin a/k/a Mary Frances Irwin.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 3816 Burrus Avenue, Nashville, Tennessee 37216.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1993, which have been prorated between the parties and paid by the GRANTORS.

2. Subject to any and all matters as shown on the plan of record in Book 421, page 174, Register's Office for Davidson County, Tennessee.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 21st day of December, 1993.

"GRANTORS"

Isaac W. Irwin Jr
ISAAC H. IRWIN, JR.

Tandy L. Irwin
TANDY L. IRWIN

Mary A. Calhoun
MARY A. CALHOUN

"GRANTEES"

Nathaniel B Johnson Jr
NATHANIEL B. JOHNSON, JR.

Lucy H Johnson
LUCY H. JOHNSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ISAAC H. IRWIN, JR., TANDY L. IRWIN, MARY A. CALHOUN and NATHANIEL B. JOHNSON, JR. and wife, LUCY H. JOHNSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 21st day of December, 1993.

NOTARY PUBLIC

My Commission Expires: 9/17/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Nathaniel B. Johnson Jr
Affiant

Sworn to and subscribed before me, this the 21st day of December, 1993.

NOTARY PUBLIC

My Commission Expires: 9/17/97

6044 01/05 0101 03CHECK 157.00

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

RECEIVED OF _____

FOR _____

BOOK 9210 PAGE 684

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 40000.00
				CON TX 148.00
				PRFEE 1.00
				MDEED 8.00
				TOTAL 157.00
				CHECK 157.00
			01/05/94 01	10:48 0001 6044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04203
IDENTIF. & REFERENCE

94 JAN -5 AM 10:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 742067