This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Frances J. Johnson
1221 Youngs Lane
Nashville, Tennessee 37218

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 70-6
PARCEL 18

WARRANTY DEED

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, we, Benny Lee Santiago and wife, Dorothy M. Santiago hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Frances J. Johnson, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a Tract or parcel of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center line of Young's Lane, said point being the southeast corner of a tract of land conveyed to Everette E. Warren and wife, by deed from Tom Resha and wife, of record in Book 1913, Page 361, said Register's Office; thence in a northerly direction and along the easterly line of said Warren property 200 feet to a point, the northeast corner of Warren's property; thence in an easterly direction and parallel with Young's Lane 92 feet to a point; thence in a southerly direction and parallel with said Warren's east line 200 feet to the center line of Young's Lane; thence in a westerly direction, 92 feet to the point of beginning.

Being the same property conveyed to Benny Lee Santiago and wife, Dorothy M. Santiago, by Quitclaim Deed from Linda Gayle Weeks of record in Book 8626, Page 986, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 1994 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1221 Youngs Lane, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frances J. Johnson, unmarried, her heirs and assigns, forever; and we, Benny Lee Santiago and wife, Dorothy M. Santiago do covenant with the said Grantee 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 Grantee, her 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 the 14th day of January, 1994.

Benny Lee Santiago
Benny Lee Santiago

Dorothy M. Santiago
Dorothy M. Santiago

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Benny Lee Santiago and wife, Dorothy M. Santiago 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of January, 1994.

Jane N. Floyd
NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 42,500.00.

Francis J. Johnson
AFFIANT

Subscribed and sworn to before me this 14th day of January, 1994.

Jane N. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/97

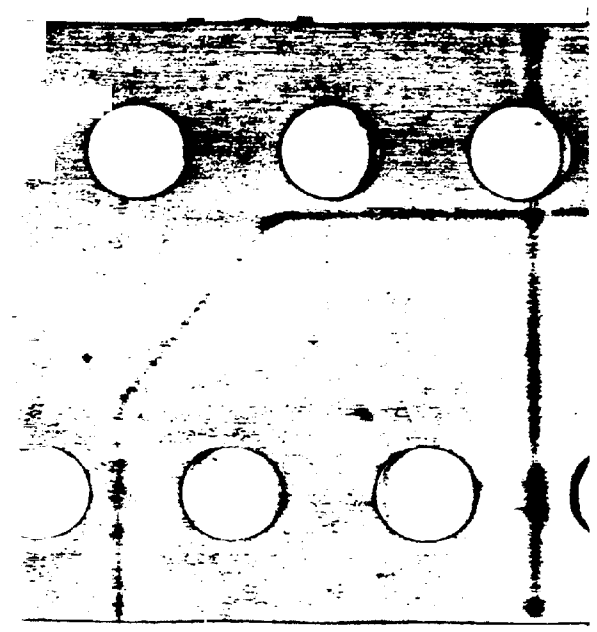
08151

IDENTIF. & REFERENCE

94 JAN 18 AM 8:22

REGISTER
DAVIDSON COUNTY, TN.

0198 01/18 0101 03CHECK 166.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

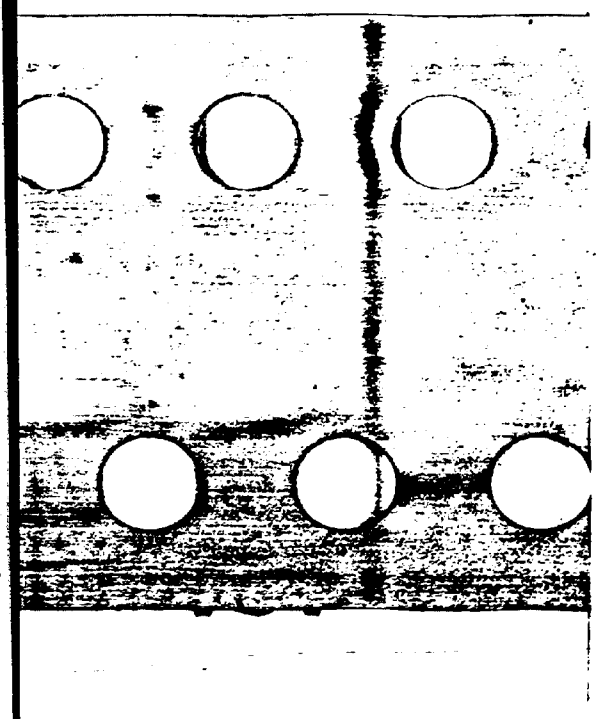
RECEIVED OF _____

FOR _____

BOOK 9222 PAGE 47

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 42500.00
CON TX 157.25
PRFEE 1.00
MDEED 8.00
TOTAL 166.25
CHECK 166.25

01/18/94 01 08:23 0001 0198

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08151
IDENTIF. & REFERENCE

94 JAN 18 AM 8:23
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 746179