BOOK 9351 PAGE 961

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

$74,500.00 Bruce S. Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 19 94

Debra A. Randall
Notary Public

MY COMMISSION EXPIRES: 3-25-95
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Clyde Paul Holland, Atty, 2628 Old Lebanon Rd, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRUCE S. ROBINSON and TORONAL R. WEBBER (NAME)	FIRST TENNESSEE BANK NATIONAL ASSOCIATION (NAME)	
3417 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 351 (STREET ADDRESS)	120 090/125.00
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

FOR AND IN 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, ROSE MARIE JOHNSON (now JOINES) and husband, JAMES F. JOINES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRUCE S. ROBINSON and TORONAL R. WEBBER

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. 44 on the Plan of Seven Oaks, Section 3, as of record in Book 2083, Page 78, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Roy H. Johnson and wife, Rose Marie Johnson, by deed from Houston T. Ezell and wife, Mable W. Ezell, of record in Book 2735, Page 125, Register's Office for Davidson County, Tennessee.

Roy H. Johnson having since died.

94 MAY 20 PM 1:03
FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

52378
IDENTIF. & REFERENCE

unimproved ( ) This is improved (X) property, known as 3417 McGavock Pike, Nashville, TN 37217
(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 our hands this 16th day of May, 19 94

Rose Marie Johnson
ROSE MARIE JOHNSON (now JOINES)

James F. Joines
JAMES F. JOINES (James F. Joines, spouse of Rose Marie Johnson (now Joines), joins in execution of this instrument for the purpose of conveying any interest he might have in the above-described property).

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROSE MARIE JOHNSON (now JOINES) and husband, JAMES F. JOINES

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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of May 1994.

Debra A. Randall
Notary Public

Commission Expires 3-25-95

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

ROSE MARIE JOHNSON (now JOINES)
and husband, JAMES F. JOINES

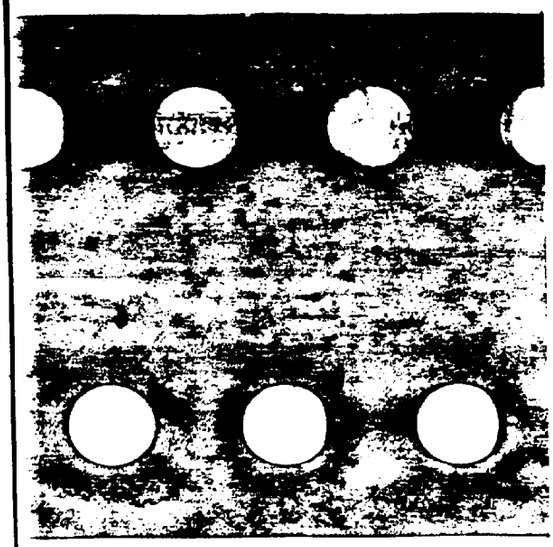
TO

BRUCE S. ROBINSON and
TORONAL R. WEBBER

PLEASE RETURN TO:
CLYDE PAUL HOLLAND, ATTORNEY
2628 Old Lebanon Road
Nashville, TN 37214

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

3003 3570 010 030 CHECK 284.65



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

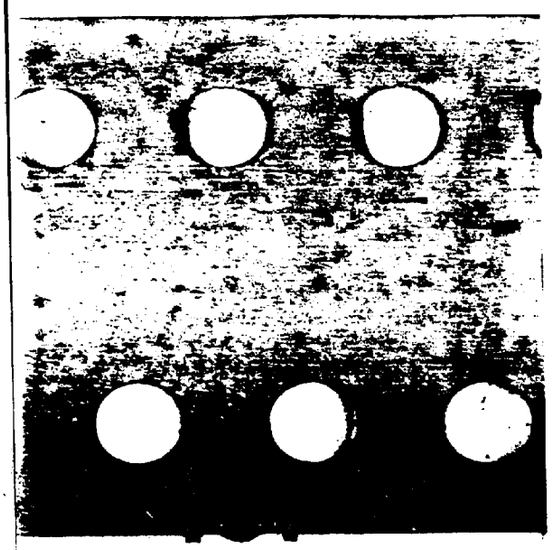
RECEIVED OF _____

FOR _____

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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 74500.00
CON TX 275.65
PRFEE 1.00
WDEED 8.00
TOTAL 284.65
CHECK 284.65

05/20/94 01 13:08 0001 8603

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52378
IDENTIF. # REFERENCE

94 MAY 20 PM 1:08

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.793604