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

File Box 24

BOOK 9391 PAGE 821

ADDRESS NEW OWNER:
Bennie H. Johnson and Marian Greer
2400 Buena Vista Pike, Apt. 38
Nashville, Tennessee 37218

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 61-14
PARCEL 13
12DZ-11420

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ray Anthony Rose and wife, Linda Sue Rose, individually and as Guardians of Rhonda Renee Rose, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bennie H. Johnson and Marian Greer, both unmarried, as joint tenants with right of survivorship, 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:

> BEING Lot No. 173, on the Plan of Maplewood Heights Second Subdivision, of record in Plat Book 547, Pages 103 and 104, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Samuel R. Rose and wife, Wilma Dean Bateman Rose by deed from Ewing O. Harper, Jr. and wife, Lillian G. Harper of record in Book 4207, Register's Office for Davidson County, Tennessee. The said Samuel R. Rose having predeceased Wilma Dean Bateman Rose, who has since died. The property was devised to their three children, Ray Anthony Rose and Beth Renee McCandless and Rhonda Renee Rose, equally, by Last Will and Testament of Wilma Dean Rose, being recorded this same date in the Non-Probated Will Book, Probate Court for Davidson County, Tennessee. Subsequently Beth Renee McCandless conveyed her one-third undivided interest to Ray Anthony Rose and wife, Linda Sue Rose, by Quitclaim Deed of record in Book 8047, Page 899, Register's Office for Davidson County, Tennessee. Ray Anthony Rose having conveyed to Linda Sue Rose by Quitclaim Deed, to create a tenancy by the entirety of record in Book 8047, Page 902, said Register's Office. By Letters of Guardianship, Probate #93107, Ray Anthony Rose and Linda Sue Rose were appointed Guardians of the said minor, Rhonda Renee Rose as to her interest in said property.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3248, Page 511, and Book 5348, Page 408, said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 4260, Page 568, said Register's Office.

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

Wilma Dean Bateman Rose and Wilma Dean Rose was one and the same person.

This is unimproved property known as 3819 Hutson Avenue, Nashville, TN 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 Bennie H. Johnson and Marian Greer, unmarried, as joint tenants with right of survivorship, their heirs and assigns, forever; and we, Ray Anthony Rose and wife, Linda Sue Rose, individually and as Guardians of Rhonda Rene Rose 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 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 28th day of June, 1994.

Ray Anthony Rose
Ray Anthony Rose, Individually

Linda Sue Rose
Linda Sue Rose, Individually

Ray Anthony Rose
Ray Anthony Rose, Guardian of Rhonda Renee Rose

Linda Sue Rose
Linda Sue Rose, Guardian of Rhonda Renee Rose

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ray Anthony Rose and wife, Linda Sue Rose 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 28th day of June, 1994.

Grace H. Flatt
NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

1463 06/29 0101 03CHECK 49.70

Personally appeared before me Ray Anthony Rose and Linda Sue Rose 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, and who further acknowledged that they are the Guardians of Rhonda Renee Rose, and are authorized by the Will of Wilma Dean Bateman Rose and the Appointment of Guardians, with the authorization to sell and convey said property, and as appointed by Probate Court, authorized to execute this instrument on behalf of the minor child, Rhonda Renee Rose. Witness my hand, at office, this the 28th day of June, 1994.

Grace H. Flatt
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 $ 11,000.00

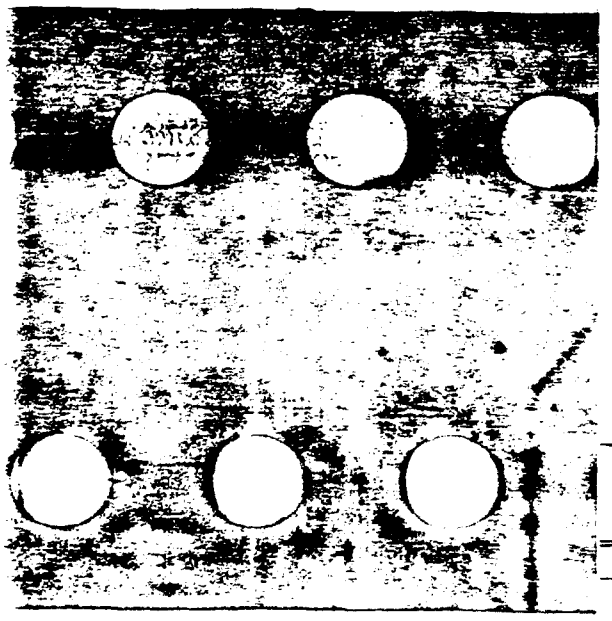
Bennie H. Johnson
AFFIANT

Subscribed and sworn to before me this 28th day of June, 1994.

Grace H. Flatt
NOTARY PUBLIC
My Commission Expires: 3/22/97

65966
IDENTIFICATION REFERENCE

94 JUN 29 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

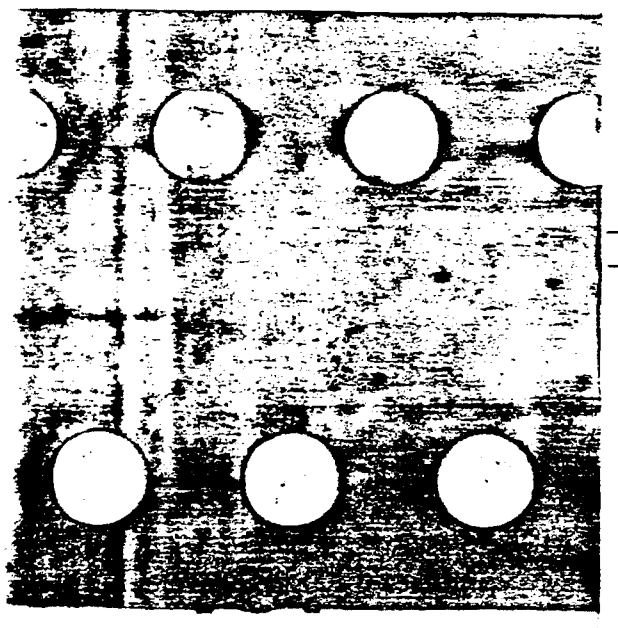
RECEIVED OF _____

FOR _____

BOOK 9391 PAGE 823

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 11000.00
MOR TX 40.70
ERR CO
MOR TX 40.70-
CON TX 40.70
PRFEE 1.00
WDEED 8.00
TOTAL 49.70
CHECK 49.70

06/29/94 01 10:47 0001 1463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65966
IDENTIF. & REFERENCE

94 JUN 29 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 808133