BOOK 9493 PG 721

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

CLEORA JOHNSON
1012 W. GREENWOOD Ave
Nashville, TN 37206

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 71-12, PARCEL 191

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS FOR THIS TRANSFER IS $28,000.00.

Cleora Johnson
AFFIANT

Subscribed and sworn to me, this the 23. day of SEPTEMBER, 1994.

NOTARY PUBLIC AT LARGE

Notary Public
My commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, WILL ROGER DORRIS, JAMES RUSSELL DORRIS, ELIZABETH D. WALLS, DORA SAUNDERS, JUANITA YOUNG, CLAUDINE POWERS, JAMES WILKINSON, SANDRA WILSON, DONALD RALPH WILKINSON, DEBBIE HUGGINS, ALBERT PITT, DON HART, EDWIN HART, WALLACE HART, NANCY LAVENDER, CARLYNE STOEHR, DELORES FOREMAN, BRENDA MAYNARD, BESSIE D. HART LEE, PHILIP HART, JAMES FRANK HART, NAOMI COLE, KATIE MAI CALDWELL, SHERRIE HUDSON, VIRGINIA HOUCHEN AND JIMMY WAYNE HART, HEIRS AND NEXT OF KIN OF EDNA G. BIRDWELL, DECEASED, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said CLEORA JOHNSON, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance

of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 807 ONEIDA AVENUE, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 23 day of SEPTEMBER, 1994.

Will Roger Dorris

WILL ROGER DORRIS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILL ROGER DORRIS, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23 day of SEPTEMBER, 1994.

Denise C. Allis

notary public

My commission expires: 5-11-96

James Russell Dorris
By atty in fact
Dora D. Saunders

JAMES RUSSELL DORRIS, BY HIS ATTORNEY-IN-FACT, DORA D. SAUNDERS

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORA D. SAUNDERS, to me known to be the person who executed the foregoing instrument in behalf of JAMES RUSSELL DORRIS and acknowledged that SHE executed the same as the free act and deed of the said JAMES RUSSELL DORRIS, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 23 day of SEPTEMBER, 1994.

Denise C. Allis

Notary Public

My Commission Expires: 5-11-96

NOTARY PUBLIC AT LARGE

Elizabeth D. Walls By her Attorney in Fact Vickie W. Callahan

ELIZABETH D. WALLS, BY HER ATTORNEY-IN-FACT, Vickie W Callahan

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

BOOK 9493 PG 723

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vickie W. Callahan, **to me known to be the person who executed the foregoing instrument in behalf of ELIZABETH D. WALLS and acknowledged that SHE executed the same as the free act and deed of the said ELIZABETH D. WALLS, for the purposes therein contained.**

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WITNESS my hand and official seal at office in Madison, Tennessee, this 21 **day of SEPTEMBER, 1994.**

Denise C. Ellis
Notary Public

My Commission Expires: 5-11-96

Dora D. Saunders
DORA D. SAUNDERS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORA D. SAUNDERS, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23 **day of SEPTEMBER, 1994.**

Denise C. Ellis
notary public

My commission expires: 5-11-96

Juanita Young
by atty in Fact
Dora D. Saunders
JUANITA YOUNG, BY HER ATTORNEY-IN-FACT, DORA D. SAUNDERS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORA D. SAUNDERS, to me known to be the person who executed the foregoing instrument in behalf of JUANITA YOUNG and acknowledged that SHE executed the same as the free act and deed of the said JUANITA YOUNG, for the purposes therein contained.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WITNESS my hand and official seal at office in Madison, Tennessee, this 23 **day of SEPTEMBER, 1994.**

Denise C. Ellis
Notary Public

My Commission Expires: 5-11-96

Claudine Powers
by atty in fact
Dora D. Saunders
CLAUDINE POWERS, BY HER ATTORNEY-IN-FACT, DORA D. SAUNDERS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

BOOK 9493 PG 724

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORA D. SAUNDERS, to me known to be the person who executed the foregoing instrument in behalf of CLAUDINE POWERS and acknowledged that SHE executed the same as the free act and deed of the said CLAUDINE POWERS, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 23 day of SEPTEMBER, 1994.

Denise C. Allen
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5-11-96

James Wilkerson
by atty in fact
Dora D. Saunders
JAMES WILKINSON, BY HIS ATTORNEY-IN-FACT, DORA D. SAUNDERS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORA D. SAUNDERS, to me known to be the person who executed the foregoing instrument in behalf of JAMES WILKINSON and acknowledged that SHE executed the same as the free act and deed of the said JAMES WILKINSON for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 23 day of SEPTEMBER, 1994.

Denise C. Allen
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5-11-96

Sandra Wilson
SANDRA WILSON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA WILSON, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23 day of SEPTEMBER, 1994.

Denise C. Allen
notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

DONALD RALPH WILKINSON

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STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD RALPH WILKINSON, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 21 day of SEPTEMBER, 1994.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

notary public

My commission expires: 5-11-96

DEBBIE HUGGINS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBBIE HUGGINS, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23 day of SEPTEMBER, 1994.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

notary public

My commission expires: 5-11-96

Albert Pitt by atty in fact Dora D. Saunders

ALBERT PITT, BY HIS ATTORNEY-IN-FACT, DORA D. SAUNDERS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORA D. SAUNDERS, to me known to be the person who executed the foregoing instrument in behalf of ALBERT PITT and acknowledged that SHE executed the same as the free act and deed of the said ALBERT PITT for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 23 day of SEPTEMBER, 1994.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 5-11-96

Don Hart by atty in fact Dora D. Saunders

DON HART, BY HIS ATTORNEY-IN-FACT, DORA D. SAUNDERS

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STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORA D. SAUNDERS, to me known to be the person who executed the foregoing instrument in behalf of DON HART and acknowledged that SHE executed the same as the free act and deed of the said DON HART for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 23 day of SEPTEMBER, 1994.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Denise C. Allis
Notary Public

My Commission Expires: 5-11-96

Edwin Hart
by atty in fact
Dora D. Saunders
EDWIN HART, BY HIS ATTORNEY-IN-FACT, DORA D. SAUNDERS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORA D. SAUNDERS, to me known to be the person who executed the foregoing instrument in behalf of EDWIN HART and acknowledged that SHE executed the same as the free act and deed of the said EDWIN HART for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 23 day of SEPTEMBER, 1994.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Denise C. Allis
Notary Public

My Commission Expires: 5-11-96

Nancy Lavender
by atty in fact
Dora D. Saunders
NANCY LAVENDER, BY HER ATTORNEY-IN-FACT, DORA D. SAUNDERS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORA D. SAUNDERS, to me known to be the person who executed the foregoing instrument in behalf of NANCY LAVENDER and acknowledged that SHE executed the same as the free act and deed of the said NANCY LAVENDER for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 23 day of SEPTEMBER, 1994.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Denise C. Allis
Notary Public

My Commission Expires: 5-11-96

Carlyne Stoehr
by atty in fact
Dora D. Saunders
CARLYNE STOEHR, BY HER ATTORNEY-IN-FACT, DORA D. SAUNDERS

STATE OF TENNESSEE :

BOOK 9493 PG 727

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BESSIE D. HART LEE, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23 day of SEPTEMBER, 1994.

Denise C. Allis
notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

Philip Hart
by atty in fact
Dora D. Saunders
PHILIP HART, BY HIS ATTORNEY-IN-FACT, DORA D. SAUNDERS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORA D. SAUNDERS, to me known to be the person who executed the foregoing instrument in behalf of PHILIP HART and acknowledged that SHE executed the same as the free act and deed of the said PHILIP HART for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 23 day of SEPTEMBER, 1994.

Denise C. Allis
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5-11-96

James Frank Hart
by atty in fact
Dora D. Saunders
JAMES FRANK HART, BY HIS ATTORNEY-IN-FACT, DORA D. SAUNDERS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORA D. SAUNDERS, to me known to be the person who executed the foregoing instrument in behalf of JAMES FRANK HART and acknowledged that SHE executed the same as the free act and deed of the said JAMES FRANK HART for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 23 day of SEPTEMBER, 1994.

Denise C. Allis
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5-11-96

Katie Mai Caldwell
by atty in fact
Dora D. Saunders
KATIE MAI CALDWELL, BY HER ATTORNEY-IN-FACT, DORA D. SAUNDERS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

STATE OF TENNESSEE :

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COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORA D. SAUNDERS, to me known to be the person who executed the foregoing instrument in behalf of CARLYNE STOEHR and acknowledged that SHE executed the same as the free act and deed of the said CARLYNE STOEHR for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 23 day of SEPTEMBER, 1994.

Denise C. Allen
Notary Public

My Commission Expires: 5-11-96

Delores Foreman
by atty in fact
Dora D. Saunders
DELORES FOREMAN, BY HER ATTORNEY-IN-FACT, DORA D. SAUNDERS

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORA D. SAUNDERS, to me known to be the person who executed the foregoing instrument in behalf of DELORES FOREMAN and acknowledged that SHE executed the same as the free act and deed of the said DELORES FOREMAN for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 23 day of SEPTEMBER, 1994.

Denise C. Allen
Notary Public

My Commission Expires: 5-11-96

Brenda Maynard
by atty in fact
Dora D. Saunders
BRENDA MAYNARD, BY HER ATTORNEY-IN-FACT, DORA D. SAUNDERS

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORA D. SAUNDERS, to me known to be the person who executed the foregoing instrument in behalf of BRENDA MAYNARD and acknowledged that SHE executed the same as the free act and deed of the said BRENDA MAYNARD for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 22 day of SEPTEMBER, 1994.

Denise C. Allen
Notary Public

My Commission Expires: 5-11-96

Bessie D. Hart Lee
BESSIE D. HART LEE

NOTARY PUBLIC AT LARGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORA D. SAUNDERS, to me known to be the person who executed the foregoing instrument in behalf of KATIE MAI CALDWELL and acknowledged that SHE executed the same as the free act and deed of the said KATIE MAI CALDWELL for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 23 day of SEPTEMBER, 1994.

Notary Public

My Commission Expires: 5-11-96

SHERRIE HUDSON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRIE HUDSON, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 22 day of SEPTEMBER, 1994.

notary public

My commission expires: 5-11-96

VIRGINIA HOUCHENS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA HOUCHEN, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 22 day of SEPTEMBER, 1994.

notary public

My commission expires: 5-11-96

JIMMY WAYNE HART

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIMMY WAYNE HART, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 22 day of SEPTEMBER, 1994.

notary public

My commission expires: 5-11-96

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Naomi A. Cole

NAOMI COLE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NAOMI COLE, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 21 day of SEPTEMBER, 1994.

Denise C. Cole

notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

Wallace Hart by Virginia Hart pra

WALLACE HART, BY HIS ATTORNEY-IN-FACT, VIRGINIA HART

COMMONWEALTH OF KENTUCKY :

COUNTY OF LOGAN :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA HART, to me known to be the person who executed the foregoing instrument in behalf of WALLACE HART and acknowledged that SHE executed the same as the free act and deed of the said WALLACE HART for the purposes therein contained.

WITNESS my hand and official seal at office in Logan, KENTUCKY, this 21 day of September, 1994.

Stephen A. Spinks

Notary Public

My Commission Expires: 6/11/95

EXHIBIT 'A'

Being Lot No. 91 on the Map of Victory Heights Subdivision, as of record in Book 1130, page 97, Register's Office for said County.

Said Lot No. 91 fronts 60 feet on the north side of Oneida Avenue and runs back between lines, 171.7 feet on the east line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Charlie C. Birdwell and wife, Edna G. Birdwell, by Warranty Deed from Sarah P. Stevens, of record in Book 2442, page 545, Register's Office for Davidson County, Tennessee, Charlie C. Birdwell having since died, the property vested by operation of law in his widow, Edna G. Birdwell. Edna G. Birdwell died on June 18, 1994, intestate and her heirs and next of kin are Will Roger Dorris, James Russell Dorris, Elizabeth D. Walls, Dora D. Saunders, Juanita Young, Claudine Powers, James Wilkinson, Sandra Wilson, Donald Ralph Wilkinson, Debbie Huggins, Albert Pitt, Don Hart, Edwin Hart, Wallace Hart, Nancy Lavender, Carlyne Stoehr, Delores Foreman, Brenda Maynard, Bessie D. Hart Lee, Philip Hart, James Frank Hart, Naomi Cole, Katie Mai Caldwell, Sherrie Hudson, Virginia Houchen, Jimmy Wayne Hart, all being sui juris.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

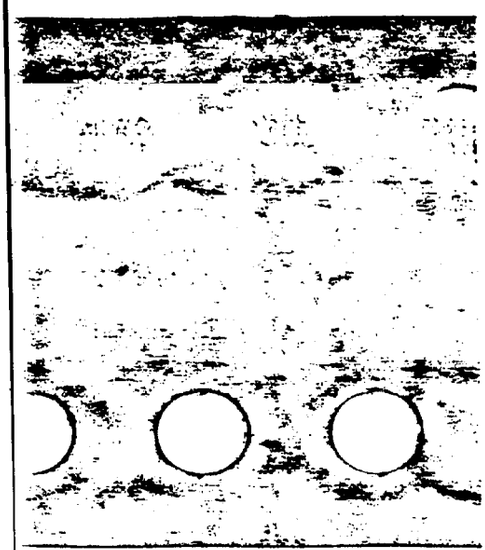
2. All matters set forth on the Plan of record in Plat Book 1130, page 97, said Register's OFfice, including all setback lines, easements, etc., as shown thereon.

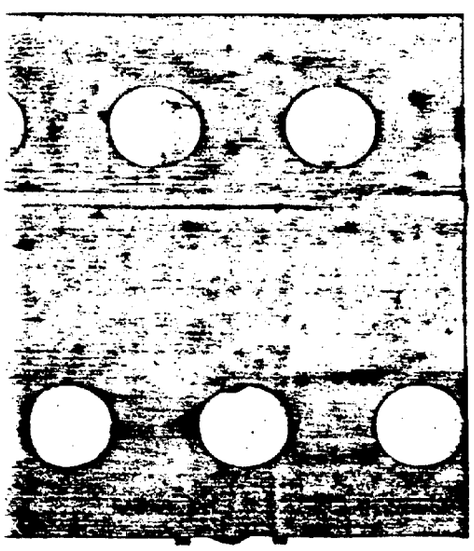
00010
IDENTIF. ↑ REFERENCE

94 OCT 14 PM 12:57
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

8285 10/14 0101 03CHECK 152.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9493 PG 733

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 28000.00
				CON TX 103.60
				PRFEE 1.00
				WDEED 48.00
				TOTAL 152.60
				CHECK 152.60
			10/14/94	01 12:56 0001 8285

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00010
IDENTIF. ↑ REFERENCE

94 OCT 14 PM 12:57

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

No. 844485