WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,000.00

Patricia G. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF October, 19 94

Beverly D. Goodwin
Notary Public

MY COMMISSION EXPIRES: 4-22-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alphonso L. Johnson	Alphonso L. Johnson	3DZ-37155
(NAME)	(NAME)	
Lot 11 Ivywood Drive	2615 Bluefield Avenue	94-12-61
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Wm. Ritchie Pigue and L. Gino Marchetti, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alphonso L. Johnson and wife, Patricia G. Johnson

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. 11 on the Plan of Clover Nook, as of record in Plat Book 2900, Page 52, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 183.54 feet on the westerly side of Ivywood Drive and extends back 280.02 feet on the northerly line and 219.7 feet on the southerly line, to a line in the rear on which it measures 200.0 feet.

BEING the same property conveyed to Wm Ritchie Pigue and L. Gino Marchetti, Jr. by deed from B & D Investment Builders, Inc. of record in Book 6685, Page 100, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

The grantors are both married, but neither spouse acquired any ownership interest in the above described property. Moreover, this property was never used as the primary residence for either of the grantors named herein.

The information herein contained was furnished by the grantors.

05954 IDENTIF. & REFERENCE

94 NOV -3 PM 3:03
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved ( ) unimproved property, known as Lot 11 Ivywood Drive, Nashville, TN 37210
(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 hand s this 18th day of October, 19 94

Wm. Ritchie Pigue
Wm. Ritchie Pigue

L. Gino Marchetti, Jr.

BOOK 9511 PG 700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wm. Ritchie Pigue and L. Gino Marchetti, Jr.

the bargainor s, 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 18th day of October 19 94.

Commission expires 9-26-98

Notary Public

STATE OF TENNESSEE
COUNTY OF

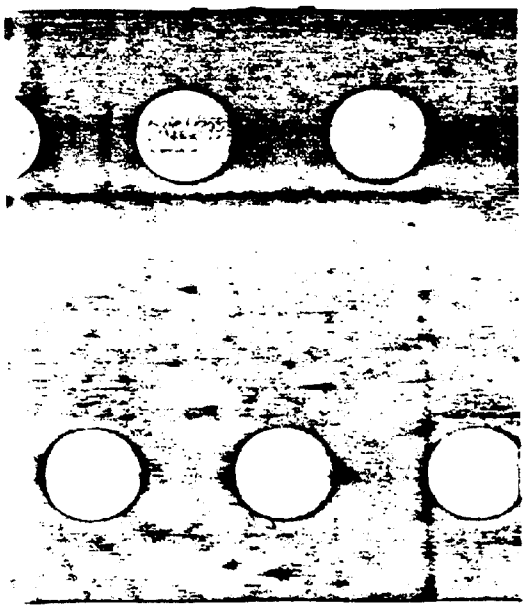
Before me, [illegible] a Notary Public within and for the State and County aforesaid, personally appeared [illegible] and [illegible] with whom I am personally acquainted and who upon [illegible] oath(s) acknowledged [illegible] to be the [illegible] and [illegible] respectively of the [illegible] the within named bargainor, and corporation, and that [illegible] as such [illegible] and [illegible] being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said [illegible] as such [illegible], and attesting the same by the said [illegible] as such [illegible].

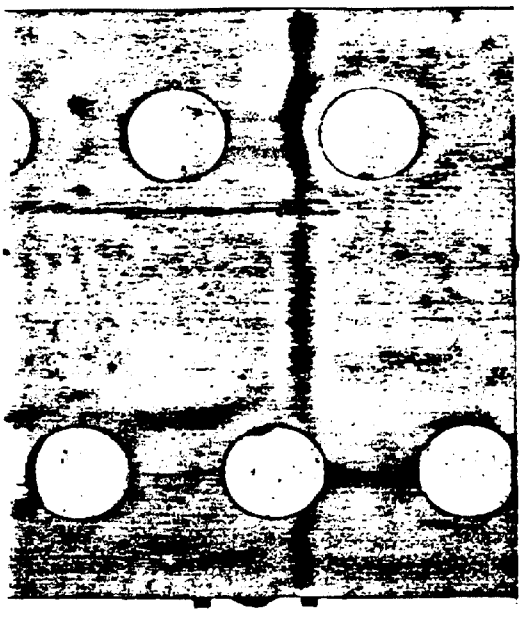
Witness my hand and official seal at office at [illegible] on this the [illegible] day of [illegible] 19[illegible].

My commission expires [illegible]

Notary Public

4599 11/03 0101 03CHECK 68-20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9511 PG 701

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 16000.00
				CON TX 59.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 68.20
				CHECK 68.20

11/03/94 01 15:03 0001 4599

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05954
IDENTIF. ↑ REFERENCE

94 NOV -3 PM 3:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 850887