BOOK 9595 PG 731

WARRANTY DEED

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

James T. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF FEBRUARY, 1995.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV 22, 1997

RICHARD R. HEDGEPATH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: Richard R. Hedgepath, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
James T. Johnson and wife, Bernice C. Johnson	Same	Map 91-6
5209 Louisiana Ave.		Parcel 192
Nashville, TN 37209		

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, I, **CATHERINE SULLIVAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES T. JOHNSON** AND WIFE, **BERNICE C. JOHNSON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

DESCRIPTION - See attached Exhibit "A"

1939 02/14 0101 03CHECK 79.60

The above description is the same as in the previous deed of record.

Grantor, **Catherine Sullivan**, never resided at the above described property and she never acquired a homestead interest in it.

1502 - 57th Avenue, North, Nashville, TN 37209
(House Number) (Street) (City) (State) (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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 my hand this 14th day of February, 1995.

Catherine Sullivan
CATHERINE SULLIVAN - SELLER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 9595 PG 732

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Catherine Sullivan**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 1995.

NOTARY PUBLIC

My commission expires: _____

RICHARD R. HEDGEPATH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 1997

BOOK 9595PG733

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being the southerly 75 feet of Lot Nos. 1522 and 1524, Block 47, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County.

Said parts of said lots adjoin and front together 75 feet on the easterly side of 57th Avenue North and run back between parallel lines, 60 feet, along the north margin of the first alley south of California Avenue, to the west line of Lot No. 1520.

Being the same property conveyed to Iva M. Horton by deed from Ottis D. Ragland and wife, Toy K. Ragland, of record in Book 5018, page 165, Register's Office for Davidson County, Tennessee.

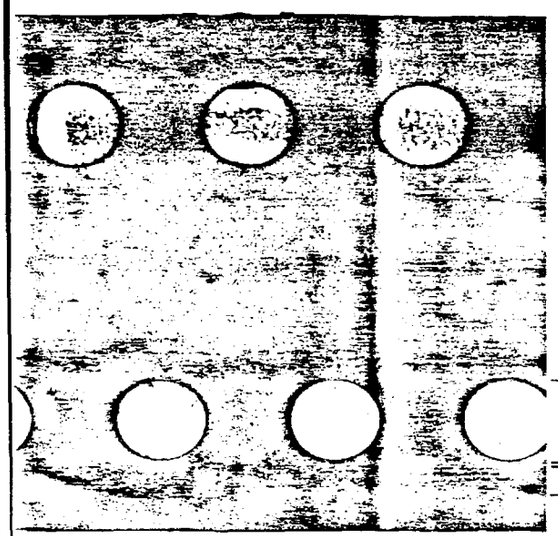
The said Iva M. Horton, A/K/A Iva M. Woodard, having convyed a life estate to her husband, D. B: Woodard, A/K/A Decatur B. Woodard in Book 5321, Page 343, R.O.D.C., Tennessee, and he having since died. Iva M. Horton Woodard having died testate in Davidson County and her Will being found in Will Book 160, Page 332. Her estate being probated in Davidson County and the estate being closed. She devised all her property to her children namely: Catherine Sullivan, Luther Walker, Thomas Walker and George L. Walker. George L. Walker having died and his Will was filed in Montgomery County, Missouri. He devised his property to Dorothy Szumylo. The subject property being last conveyed by the devisees, all the heirs of Iva M. Horton Woodard and by the devisee of George L. Walker, to Catherine Sullivan by deed of record in Book 9340, Page 214, R.O.D.C., Tennessee

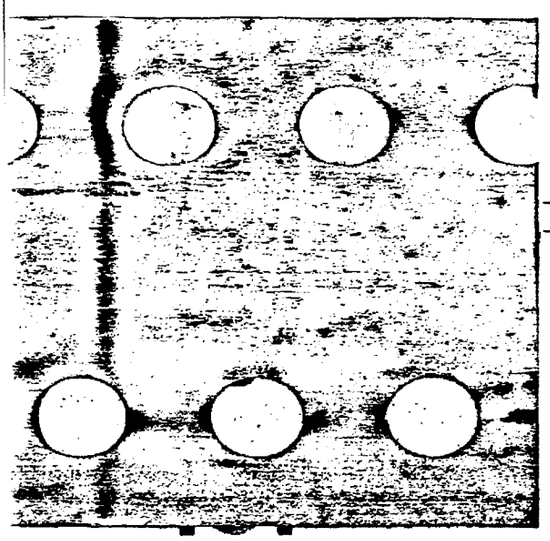
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

PICK-UP

95 FEB 15 AM 10:36
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

34324
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9595 PG 734

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 18000.00
CON TX 66.60
[illegible] 1.00
WDEED 12.00
TOTAL 79.60
CHECK 79.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 FEB 15 AM 10:3[illegible]
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

02/14/95 01 22:35 0001 1939

34324
IDENTIF. ↑ REFERENCE

No. 881648