BOOK 9720PG946

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***89,900.00.

Affiant

Subscribed and sworn to before me this 22nd day of , 1995.

KAREN L. TRUETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/2/95

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
ANNE URNER BOLNER, JR. 209 S. 13th Street Nashville, Tennessee 37206	CTX MORTGAGE P.O. Box 19000 Dallas, Texas 75219	MAP 83-13 PARCEL 52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY NINE THOUSAND NINE HUNDRED AND 00/100 ($***89,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, ROBERT C. JOHNSON, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ANNE URNER BOLNER, JR., unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the south 50.0 feet of the north 100.0 feet of the west 160.0 feet of Lot No. 1 on the Map of Spring Park Subdivision, as of record in Book 57, page 134, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 50.0 feet on the east side of South 13th Street and runs back between parallel lines parallel to and 100.0 feet north of Fatherland Street, 160.0 feet to an alley.

BEING the same property conveyed to Robert C. Johnson, married, by deed from Dorothy Jean Kane, Trustee, of record in Book 9496, page 638, and as re-recorded in Book 9510, page 446, Register's Office for Davidson County, Tennessee.

DEBORAH G. JOHNSON, spouse of Robert C. Johnson, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 209 S. 13th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Map of Spring Park Subdivision, of record in Book 57, page 134, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of June, 1995.

Robert C. Johnson
ROBERT C. JOHNSON

Deborah G. Johnson by Robert C. Johnson, Attorney in Fact.
DEBORAH G. JOHNSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

7696 07/05 0101 03CHECK 341.63

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

Witness my hand and official seal this 30th day of June, 1995.

Notary Public

My Commission Expires: 11.22.97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT C. JOHNSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DEBORAH G. JOHNSON, and acknowledged that he executed the same as the free act and deed of the said DEBORAH G. JOHNSON.

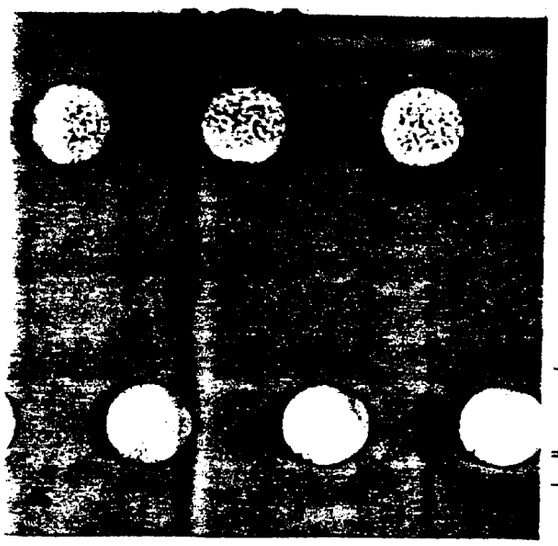
WITNESS my hand and seal this 30th day of June, 1995.

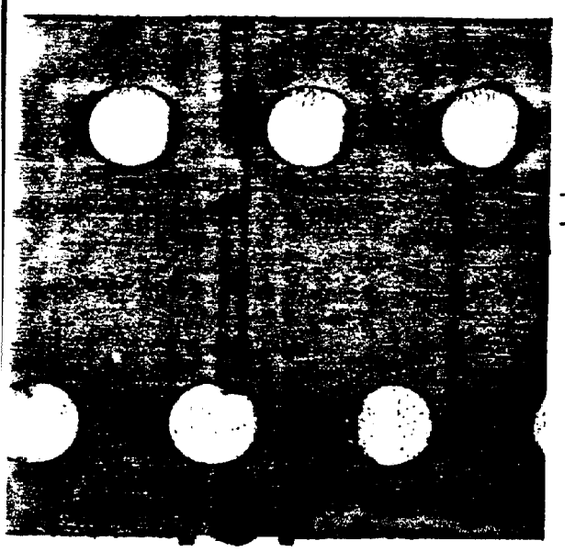
Notary Public

My Commission Expires: 11.22.97

95 JUL -5 AM 8:03
FELIX E. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0075935





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

RECEIVED OF _____

FOR _____

BOOK 9720 PG 948

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 89900.00
CON TX 332.63
PRFEE 1.00
MDEED 8.00
TOTAL 341.63
CHECK 341.63

07/05/95 01 08:03 0001 7696

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0075935
IDENTIF. ↑ REFERENCE

95 JUL -5 AM 8:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926845