BOOK 9773PG527

This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

ADDRESS NEW OWNER:
Joseph L. Johnson
2209 Wickson
Nashville, Tenn 37210

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 119-01
PARCEL 133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Benjamin A. Gower, Jr. and wife, Virginia Gower ("Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto Joseph L. Johnson ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of G. P. Rose's Property on Nolensville Pike, of record in Book 547, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being a part of the same property conveyed to Benjamin A. Gower, Jr. and wife, Virginia Gower by deed from Ruby B. Peal, Trustee of record in Book 6805, page 68, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2211 Wickson Avenue, Nashville, Tennessee 37210.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors 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 17 th day of August 1995.

Benjamin A. Gower, Jr.

Virginia Gower

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Benjamin A. Gower, Jr. and wife, Virginia Gower, 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 17th day of August 1995.

Notary Public

My Commission Expires: My Commission Expires JULY 27, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $7,000.00.

AFFIANT

Subscribed and sworn to before me
this 17th day of August 1995.

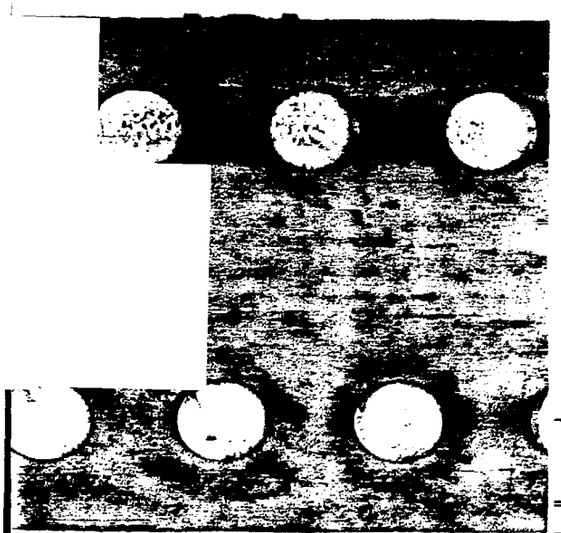
NOTARY PUBLIC

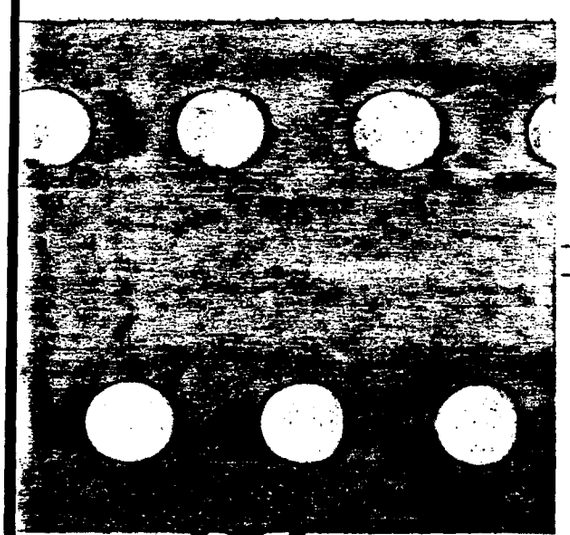
My Commission Expires: My Commission Expires JULY 27, 1996

0093238
IDENTIFICATION REFERENCE

95 AUG 25 PM 1:04

REGISTER





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

RECEIVED OF _____

FOR _____

BOOK 9773 PG 529

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	7000.00
CON TX	25.90
PRFEE	1.00
MAMT	8.00
ERR	CO
MAMT	8.00-
WDEED	8.00
TOTAL	34.90
CHECK	34.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0093238
IDENTIF. ↑ REFERENCE

95 AUG 25 PM 1:04

REGISTER
DAVIDSON COUNTY, TN.

No. 945514