WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF August, 95

Notary Public

MY COMMISSION EXPIRES: November 26, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vern Dant	SAME	MAP 104-8
(NAME)	(NAME)	
1602 17th Avenue South		PARCEL 302
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(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, Robert Edward Johnson and wife, Rita Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vern Dant, unmarried

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 part of Lot 54 on O. B. Hayes Plan of "Large Lots" as found of record in the Office of the Register for said County in Book No. 21, at Page 87.

BEGINNING at a point in the easterly margin of 17th Avenue South, formerly Addison Avenue, eighty-one (81) feet southerly from the north line of said lot No. 54, running thence eastwardly, parallel with said last mentioned line, one hundred and fifty-two and one-half (152-1/2) feet to the west margin of an alley; thence southerly with said alley forty-two (42) feet, and thence westwardly parallel with said line of Lot 54, one hundred and fifty-two and one-half (152-1/2) feet to said 17th Avenue, and thence northerly with said avenue forty-two (42) feet to point of beginning.

The above legal description being the same used in the previous deed of record.

Being the same property conveyed to Robert Edward Johnson and wife, Rita Johnson by deed from Raymond Johnson and wife, Mae Johnson of record in Book 5166, Page 716, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 1602 17th Avenue South, Nashville, Tennessee 37212
(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 22nd day of August 19 95

Robert Edward Johnson

Robert Edward Johnson

Rita Johnson

Rita Johnson

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 Robert Edward Johnson and wife, Rita Johnson

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 22nd day of August 19 95

Commission expires November 28, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

0093305

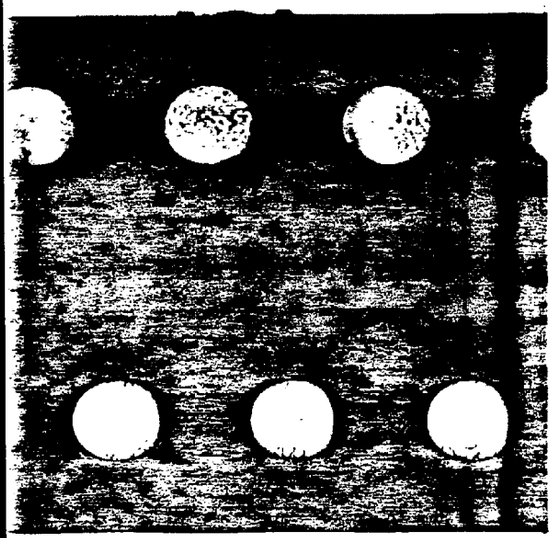
IDENTIFICATION REFERENCE

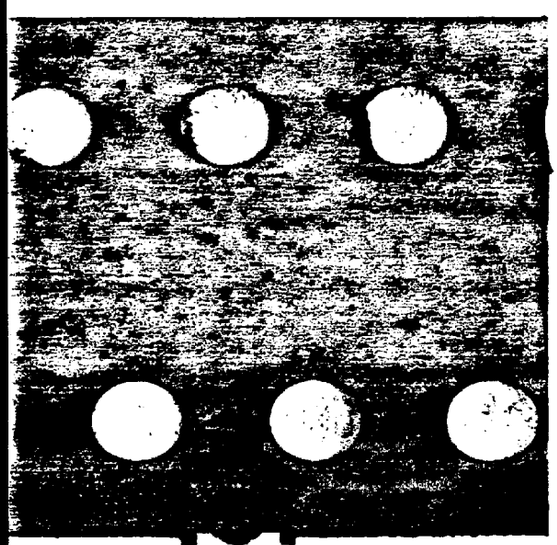
95 AUG 25 PM 1:48

REGISTER
DAVIDSON COUNTY, TN.

95 AUG 25 1:01 03CHECK

314.25





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

RECEIVED OF _____

FOR _____

BOOK 9773 PG 667

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 82500.00	
			CON TX 305.25	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 314.25	
			CHECK 314.25	
08/25/95	01	13:49	0001 6644	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0093305
IDENTIF. # REFERENCE

95 AUG 25 PM 1:49

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 945581