This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9867 PG 303

ADDRESS NEW OWNER:
Tonya F. Johnson
632 Neill Avenue
Nashville, Tennessee 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Union Mortgage Corporation
4300 Six Forks Road, Suite 110
Raleigh, NC 27609

MAP AND PARCEL:
MAP 82-08
GROUP
PARCEL 36

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Allison M. Dawkins and wife, Betty Dawkins, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tonya F. Johnson, an unmarried person, 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:

> Land in Davidson County, Tennessee, being Lot No. 76 and the northerly 15 feet of Lot No. 77, on the Map of Bransford Realty Company's Subdivision of the McWhirter and the Love-McFerrin Tract, of record in Book 421, page 52, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 76 and the northerly part of Lot No. 77 front together 50 feet on the westerly side of Neill Avenue, formerly Fite Street, and run back between parallel lines 150 feet to an alley.
>
> The above described property was conveyed to Allison M. Dawkins and wife, Betty S. Dawkins, be deed from Paul T. Housch, Administrator C.T.A., D.B.N. of the Estate of Rachel Cason, deceased, of record in Book 9671, page 926, Register's Office for Davidson County, Tennessee.

This is improved property known as 632 Neill Avenue, Nashville, TN 37206.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tonya F. Johnson, an unmarried person, her heirs and assigns, forever; and we, Allison M. Dawkins and wife, Betty Dawkins, do covenant with the said Grantee 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; ... 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 Grantee, her heirs 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.

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Witness our hands this the 17th day of November, 1995.

Allison M. Dawkins

Allison M. Dawkins

Betty Dawkins

Betty Dawkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Allison M. Dawkins and wife, Betty Dawkins, 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 November, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

1135 11/22 0101 03CHECK 216.20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 56,000.00.

Tonya F. Johnson

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

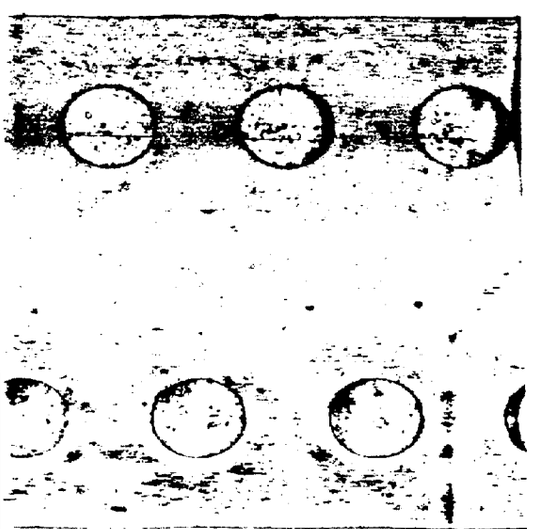
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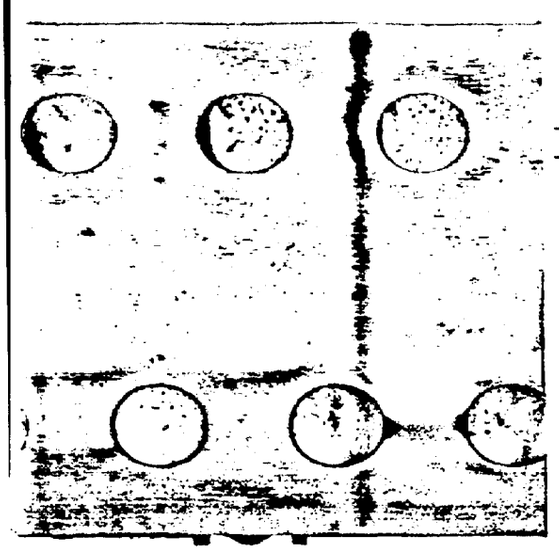
IDENTIFICATION REFERENCE

95 NOV 22 PM 2:13

FELIX A. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

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





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

RECEIVED OF _____

FOR _____

BOOK 9867 PG 305

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 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 8.00
TOTAL 216.20
CHECK 216.20

11/22/95 01 14:15 0001 1135

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01254,99
IDENTIFICATION REFERENCE

95 NOV 22 PM 2:13
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 979668