This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
2780 Highway 31W
White House, TN 37188

BOOK 9943 PG 412

ADDRESS NEW OWNER:
Tommie L. Johnson II
1900 Hermosa Street
Nashville, Tennessee 37208

SEND TAX BILL:
To Owner

MORTGAGEE:
Tennessee Mortgage Corporation
139 Charter Place
LaVergne, TN 37086

MAP AND PARCEL:
MAP 92 Gp 3
PARCEL 353
3W05675

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joan M. Williams, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tommie L. Johnson II, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, situated in the 3rd Ward of the City of Nashville, and being part of Lot No. 1 in T.W. Crutchers subdivision of part of Lot No. 12 in Hardings Lytle Tract, a plan of which subdivision is recorded in Book 57, page 81, of the Register's Office for Davidson County, Tennessee, and is here specially referred to. The part of said Lot No. 1 herein conveyed is described thus; BEGINNING in the northern margin of Hermosa Street, in the south east corner of said lot; and running westwardly with said street sixty (60) feet; thence at right angles to said Street Northwardly, 180 1/2 feet to at 15 foot alley; thence eastwardly with said alley; thirty five and one-half (35 1/2) feet to the northeast corner of said lot; and thence southwardly with the Eastern margin of said lot No. 1, 181 1/2 feet to the beginning.

Being the same property conveyed to Avon N. Williams, Jr. and wife Joan M. Williams, by deed from Meharry Medical College of record in Book 4448, Page 770, Register's Office for Davidson County, Tennessee. The said Avon N. Williams, Jr. has since deceased.

This is the same description as in previous deed of record.

This is improved property known as 1900 Hermosa Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tommie L. Johnson II, Unmarried, their heirs and assigns, forever; and we, Joan M. Williams 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 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 2nd day of February, 1996.

Joan M. Williams

Joan M. Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joan M. Williams 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 2nd day of February, 1996.

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 25, 1998

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 60,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of February, 1996.

NOTARY PUBLIC
My Commission Expires:

My Commission Expires July 25, 1998

0148953

IDENTIFICATION REFERENCE

96 FEB -9 AM 9:07

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

5151 02/09 1101 03CHECK 231.00

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

RECEIVED OF _____

FOR _____

BOOK 9943 PG 414

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	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
TOTAL	231.00
CHECK	231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6451

0148953
IDENTIF. # REFERENCE

96 FEB -9 AM 9:07

REGISTER
DAVIDSON COUNTY, TN.

No. 1004663