0171808

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8285

10016:620

96 APR 16 AM 10:36

WARRANTY DEED

Name and Address of New Owner: Robert P. Corker, Jr. 128 Clarendon Avenue Nashville, Tennessee 37205
Send Tax Bills To: New Owner
Street Address of Subject Property: 128 Clarendon Avenue Nashville, Tennessee 37205 Map-Parcel No: Map 116-10 Parcel 5

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ALBERT W. JOHNSON, SR. AND WIFE, MARGARET H. JOHNSON,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **ROBERT P. CORKER, JR.,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

The sum of $30,000.00 has been paid by Grantor to James H. Cheek, III and wife, Sigourney W. Cheek for the release of the Right of First Refusal reserved in the Contract dated December 30, 1986 and the Warranty Deed of record in Book 7202,page 946, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 1996 Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 547, page 191-192, Register's Office for Davidson County, Tennessee;

3. Restrictive Covenants of record in Book 445, page 563, Book 633, page 450 and Book 736, page 73, said Register's Office.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hands this 15th day of April, 1996.

Albert W. Johnson, Sr.

Margaret H. Johnson

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

On this 15th day of April, 1996, before me personally appeared Albert W. Johnson, Sr., to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 3-27-99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 1996, before me personally appeared Margaret H. Johnson, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 3-27-99

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $790,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of April, 1996.

NOTARY PUBLIC
My commission expires: 3-27-99

EXHIBIT "A"

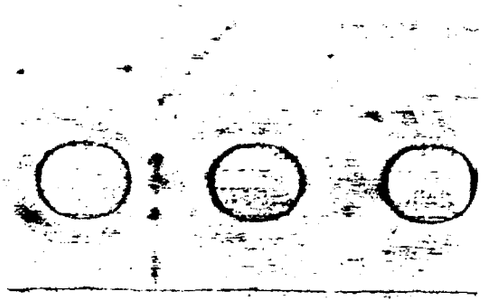
BK/10016PG622

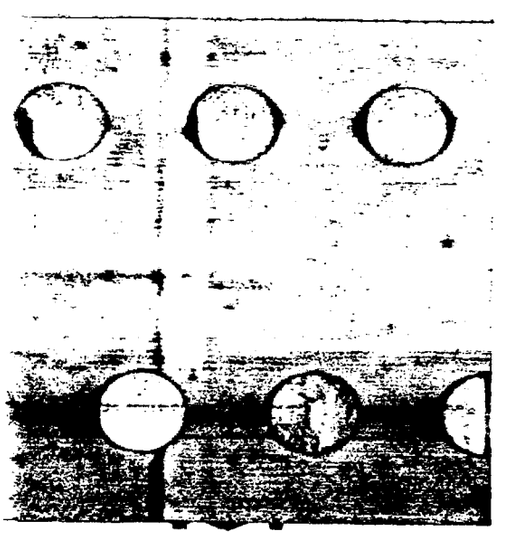
Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Deerfield, a Subdivision of part of the Home Place of Johnson Bransford and wife, Anna Mary Bransford, of record in Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Evelyn Avenue, at the corner of Lots Nos. 1 and 2 on this plan; thence easterly with said Avenue 50 feet to an iron pin on the beginning of a curve at the intersection of Evelyn Avenue and Clarendon Avenue; thence southeasterly with this curve 81.8 feet to another iron pin in the westerly margin of Clarendon Avenue; thence southerly with this Avenue 171 feet to an iron pin at the northerly line of Lot No. 7 on this plan; thence westwardly with the line between Lots Nos. 1 and 7, 104.9 feet to the easterly line of Lot No. 2; thence with the line between Lots Nos. 1 and 2, 220.3 feet to the beginning.

Being the same property conveyed to Albert W. Johnson, Sr. and wife, Margaret H. Johnson, by Quitclaim Deed from Albert W. Johnson, II, Trustee of the Johnson Qualified Residence Trust, of record in Book 9789, page 270, Register's Office for Davidson County, Tennessee.







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

RECEIVED OF _____

FOR _____

BOOK 10016 PG 623

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MC - 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
				AMT
				790000.00
				CON TX 2923.00
				PRFEE 1.00
				MTGE 12.00
				[illegible] 2936.00
				D-ED 2936.00
				[illegible] 13457 0002 0996

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0171808
IDENTIF. # REFERENCE

96 APR 16 AM 10:36
FELIX Z. WILSON, II
DAVIDSON CO. CLK. & MSTR.

No. 1028952