ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Floyd Batey c/o Batey Muffler Shop 5303 Charlotte Ave. Nashville, TN 37209	New Owner	Map 91-11 Parcel 293

This instrument prepared by: Robert J. Notestine, III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.
Based upon information furnished by the parties hereto.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, James T. Johnson and James D. Johnson, (The "Grantors'") have bargained and sold, and by these presents do transfer and convey unto Floyd Batey, married (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description

The description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 5109 Alabama Avenue, Nashville, TN 37209.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of ~~July~~ August, 1996.

Notary Public

My Commission Expires 1-24-97

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors' do covenant with the said Grantee that Grantors' are lawfully seized and possessed of said land in fee simple; have good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors' do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors' have caused this Deed to be executed this 2ND day of ~~July,~~ AUGUST 1996.

James T. Johnson

James D. 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 **James T. Johnson and James D. Johnson**, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2ND day of ~~July~~, AUGUST 1996.

Notary Public

My Commission Expires: 11/20/96

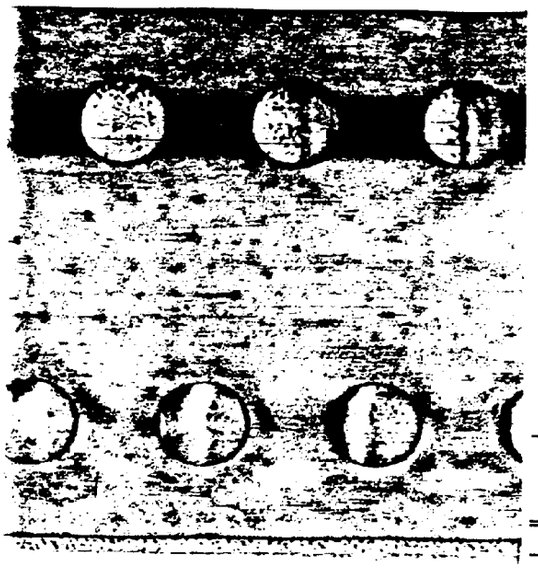
EXHIBIT A

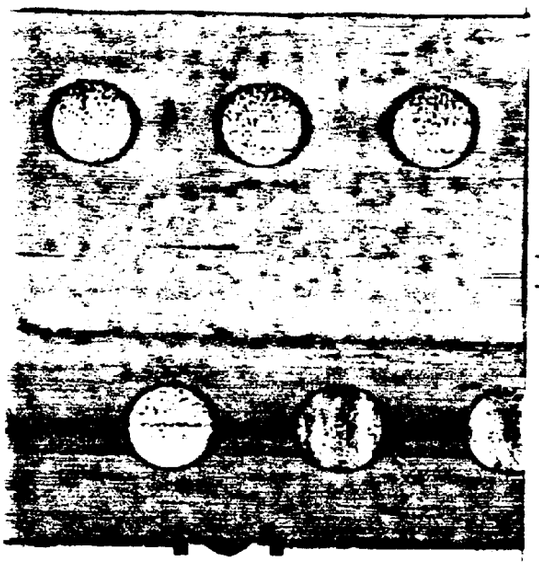
Being all of Lot No. 1018 and part of Lot No. 1020 of Block No. 147, Plan No. 1, West Nashville, which is of record in Book 57, pages 74 and 75, Register's office for said County and more particularly described as follows:

BEGINNING at a point in the South margin of Alabama Avenue seventy-three feet (73') East of the Southeast corner of said Alabama Ave. and 52nd Ave. No., formerly 11th Street and running Eastwardly along the South margin of said Alabama Avenue thirty-seven (37) feet thence at right angles to Southwardly one hundred fifty (150) feet to an alley; thence Westwardly thirty-seven (37) along the Northern margin of said alley to a point seventy-three (73) feet East of the East margin of 52nd Avenue thence at right angles Northwardly and parallel with 52nd Avenue one hundred fifty (150) feet to the beginning.

Being the same property conveyed to James T. Johnson and James D. Johnson by Warranty Deed from Sam Knight and wife, Angie Knight of record in Book 9033, Page 669, said Register's Office for Davidson County, Tennessee.

0213260
IDENTIF. ↑ REFERENCE
96 AUG -9 PM 2:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
5650 08/09/96 0101 03CHECK 198.00





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

RECEIVED OF _____

FOR _____

BOOK 10152 PG 545

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 198.00
				CHECK 198.00
			08/09/96 01	14:22 0001 5650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0213260
IDENTIF. ↑ REFERENCE

96 AUG -9 PM 2:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018247