0255536

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 DEC 13 AM 10: 09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (ljh/cmw) Title No: 38435
Dav. Co. File: Box 8

BOOK 10289 PG 667

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Betty Johnson LaTonya Johnson 1208 N. 2nd Street Nashville, TN 37207	First American National Bank First American Center Nashville, Tennessee 37237

TAX MAP-PARCEL NUMBERS: 71-15-314

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ernest R. Buchi, Jr., unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Betty Johnson and LaTonya Johnson as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 134 on the Plan of Sharpe and Horn's Second Addition, as of record in Book 161, Page 53, Register's Office for said County, as follows:

SAID Lot No. 134 fronts 50 feet on the westerly side of North Second Street back between parallel lines 145 feet to an alley.

BEING the same property conveyed to Ernest R. Buchi, Jr. by installment deed from Dennis Wayne Raymond, Sr., and Paula Jean Raymond, unmarried of record in Book 9996, Page 198, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 1208 N. 2nd Street, Nashville, TN 37207

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of December, 1996.

Ernest R. Buchi, Jr.

BOOK 10289 PG 668

State of Tennessee
County of Davidson

On this 10th day of December, 1996, before me the undersigned authority, personally appeared **Ernest R. Buchi, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 64000.00

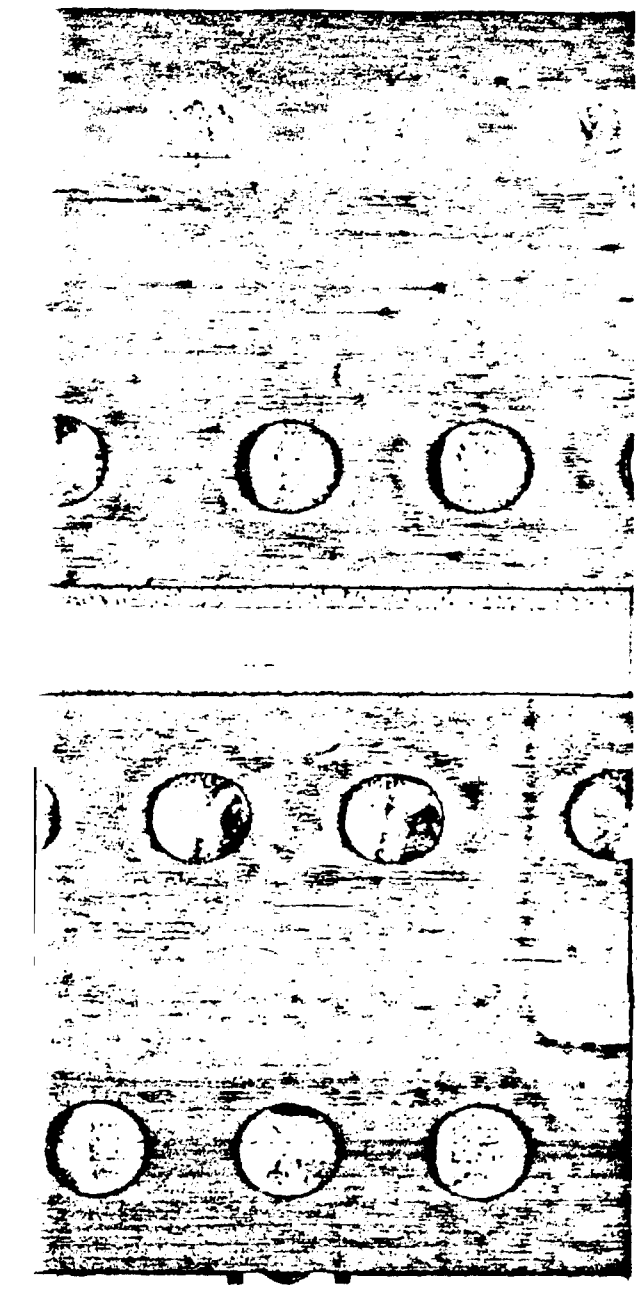
Affiant

Sworn and subscribed before me on the 10th day of December, 1996.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

5326 12/13 0101 03CHECK 245.80



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

RECEIVED OF _____

FOR _____

BOOK 10289 PG 669

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	64000.00
CON TX	236.80
PRFEE	1.00
WDEED	8.00
TOTAL	245.80
CHECK	245.80

12/13/96 01 10:11 0001 5326

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255536
IDENTIF. & REFERENCE

96 DEC 13 AM 10:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1097947