BOX 37
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Janice A. Johnson 2309 Seifried Street Nashville, TN 37208	81-6-417	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

BOOK 10526 PG 797

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, The Nashville Homestead Corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Janice A. Johnson, unmarried, (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being the easterly 23.2 feet of Lot No. 27, all of Lot No. 28 and the westerly 23 feet of Lot No. 29 on the Plan of The Subdivision of Lot No. 16 of the Nichol Property, as of record in Plan Book 2, page 49, Chancery Court at Nashville, Davidson County, Tennessee.

Said part of Lot No. 27, all of Lot No. 28 and part of Lot No. 29 front together 96.2 feet on the southerly side of Seifried Street and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to The Nashville Homestead Corporation by deed of record in Book 10526, page 795, Register's Office for Davidsion County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters shown on Exhibit A attached hereto and incorporated herein by reference.

This is unimproved property located at 2309 Seifried Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

Janice A. Johnson
Affiant

Subscribed and sworn to before me this 11th day of July, 1997.

Loretta B. Lane
Notary Public
My Commission Expires: 5/23/98

0427740.01
063258-006 07/10/97

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except no warranty is made as to the amount of acreage in the Property.

Grantee assumes responsibility for payment of real property taxes from and after the date hereof.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 11th day of July, 1997.

THE NASHVILLE HOMESTEAD CORPORATION

By: Loretta Owens

Title: Director, NHF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Loretta B. Lane, Notary Public, Loretta Owens, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained and who further acknowledged that she is Director of The Nashville Homestead Corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 11th day of July, 1997.

Loretta B. Lane
Notary Public
My Commission Expires: 5/23/98

U3254 54
IDENTIFICATION REFERENCE

97 JUL 11 PM 3:44
DAVIDSON COUNTY, TN

0427740.01
063258-006 07/10/97

EXHIBIT A

1. All matters shown on the Plan of The Subdivision of Lot No. 16 of the Nichol Property as of record in Plan Book 2, page 49, Register's Office for Davidson County, Tennessee.

3543 07/11 0101 03CHECK $11.50

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

RECEIVED OF _____

FOR _____

BOOK 10526 PG 800

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

CAPT	5000.00
CON TX	18.50
PRFEE	1.00
WDEED	12.00
TOTAL	31.50
CHECK	31.50

07/11/97 01 15:41 0001 3543

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

032549 4
IDENTIF. A REFERENCE

97 JUL 11 PM 3:44

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1173288