Box 17

BOOK 10694 PG 815

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Sabrina Shoulders	Same	Map 119-1
5300 Bellcrest Drive		Parcel 416
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged

Everett Johnson and wife, Joanne Johnson

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Sabrina Shoulders,

hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:

Tract I:
Beginning at a cross cut in the pavement in the westerly line of Nolensville Pike, being U.S. Highway No. 41-A, and Tennessee State Highway No. 11, out of Nashville, at the intersection of the margin of said Pike and the north line of Melrose Avenue, as presently located and constructed, said point being likewise 25 feet north of the original line between Lots Nos. 532 and 533 on said plan; thence with the margin of Nolensville Pike, northerly 186 feet to an iron pin in the east line of the Louisville & Nashville Railroad right of way; thence with the margin of said right of way, southerly 25.4 feet to an iron pin; thence leaving said right of way southerly, parallel to the west margin of Nolensville Pike, 47.6 feet to an iron pin which is 15 feet west of said Pike; thence westerly passing through two concrete bases for a sign of Atlantic Ice and Coal Company, 36.9 feet to an iron pin in the east right of way line of said L & N Railroad, and continuing with said right of way line, southerly 45.9 feet to another iron pin; thence leaving said railroad right of way southeasterly and parallel to the margin of Nolensville Pike, 82.7 feet to the northerly margin of Melrose Avenue, as now located, at an iron pin; thence with the margin of said Avenue, northeasterly 80 feet to the point of beginning.

LESS AND EXCEPT the following described property, to-wit:

A strip of land extending from Survey Station 542 - 41 at the boundary line of the lands of Melrose Avenue to Station 542 - 23 at the boundary line of the lands of present highway 18 feet long, and bounded on the sides as follows: on the northeast by the present highway; on the southeast by Melrose Avenue; on the northwest by an arc of a curve having a radius of 18 feet and a center 18 feet from the right of way lines of Melrose Avenue and Nolensville Pike, containing 69.5 square feet.

Tract II:
Beginning on the easterly right of way line of the Louisville and Nashville Railroad, said point being the northeast corner of the property conveyed to said Railroad Company by deed from the Tennessee Property Company, of record in Book 2158, page 632, said Register's Office, said point also being in the center line of said Avenue, now

abandoned; thence with said right of way line northeastwardly 75 feet southeastwardly from and parallel to said center line of northbound main track of the Louisville and Nashville Railroad Company 31.58 feet; thence southwardly 25 feet; thence westwardly 19.35 feet to the beginning, and being a part of what was formerly Melrose Avenue, which part reverted to the Louisville and Nashville Railroad Company by virtue of its ownership of the adjacent portion of said Lot No. 534 when the said Avenue was abandoned for public purposes.

TRACT III:
Beginning at the southwest corner of a parcel of land conveyed to Pan American Petroleum Corporation by The Tennessee Property Company by deed dated July 14, 1948, in the north boundary of Melrose Avenue; thence in a southwesterly direction with said north boundary of Melrose Avenue, a distance of 60 feet, more or less, to the southeast right of way line of Louisville and Nashville Railroad Company, said right of way line being a line southeast of, parallel with and at all points 75 feet distant from the centerline of the northbound main track; thence in a northeasterly direction along said right of way line, a distance of 62 feet, more or less, to a point in what was formerly the centerline of Melrose Avenue before the same was moved to its present location; thence in a northeasterly direction with said centerline of what was formerly Melrose Avenue, a distance of 18 feet, more or less, to a point; thence in a northwesterly direction on a line at right angles to said former centerline of Melrose Avenue, a distance of 25 feet to a point in the southeasterly right of way line of L & N Railroad Company; thence in a northeasterly direction with said L & N Railroad Company's right of way line a distance of 10 feet, more or less, to a corner in the westerly boundary of the property conveyed to Pan American Petroleum Corporation by The Tennessee Property Company by deed dated July 14, 1948; thence in a southeasterly direction along said westerly boundary of property conveyed to Pan American Petroleum Corporation, a distance of 82.7 feet to the point of beginning, being part of the same property conveyed to The Tennessee Property Company by a conveyance from J.T. Bateman and wife, dated January 16, 1914, recorded in Book 455, page 124, Register's Office, and a part of what was formerly Melrose Avenue before said Avenue was moved to its present location, and a part of the same property conveyed to The Tennessee Property Company by Houston-McCord Realty Company by deed recorded in Book 560, page 705, Register's Office for said County.

A N D

BEGINNING at a point in the southeasterly right of way line of the Birmingham Division of the Louisville and Nashville Railroad Company 25.4 feet south of the intersection of said right of way line and the southwesterly line of Nolensville Pike as measured along said right of way line; thence southwardly along said right of way line a distance of 60 feet, more or less, to a corner in the boundary of the property conveyed to Pan American Petroleum Corporation by The Tennessee Property Company by deed dated July 14, 1948; thence northeastwardly along said boundary conveyed to Pan American Petroleum Corporation, a distance of 36.9 feet to another corner in the boundary of said property which corner is 15 feet west of the west line of Nolensville Pike; thence northwardly along said boundary of said property conveyed to Pan American Petroleum Corporation, said boundary being a line west of, parallel with and 15 feet distant from the west line of Nolensville Pike, a distance of 47.6 feet to the point of beginning, being a part of the same property conveyed to The Tennessee Property Company by Houston-McCord Realty Company deed recorded in Book 560, page 705, Register's Office for said County.

LESS AND EXCEPT the following described property, to-wit:

Being parts of Lots 533, 534, 535 and 536 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of Nolensville Road, said point being also the southeasterly margin of the L & N Railroad right of way; thence with Nolensville Road, south 21 degrees 08 minutes 30 seconds east 164.2 feet to the beginning of a curved line to the

right having a radius of 18 feet; thence with said curved line 20 feet, more or less, to a point in the northerly margin of Melrose Avenue; thence north 21 degrees 08 minutes and 30 seconds west 167.8 feet to the said margin of the L & N right of way; thence with said right of way, north 17 degrees 48 minutes 11 seconds east 15.85 feet to the point of beginning and containing 1695 square feet and being part of the same property vested in the American Oil Company by deed from Pan Am Southern Corporation, as of record in Book 2639, page 32, Register's Office.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is the following described property:

Being a parcel of land conveyed to The Metropolitan Government of Nashville and Davidson County of record in Book 8493, page 660 and Book 8493, page 664, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Everett Johnson and wife, Joanne Johnson by deed from Harlon J. Kimbro, Sr. individually and d/b/a Kimbro-Oakley Oil Company, sole proprietor of record in Book 6234, page 362, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 6234, page 362, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

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(s) their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 assigns, to warrant and defend title 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 my hand this 21st day of November, 1997.

Everett Johnson
EVERETT JOHNSON

Joanne Johnson
JOANNE JOHNSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Everett Johnson and Joanne Johnson, the within named 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 21st day of November, 1997.

My Commission Expires:

11/22/97

LAURI A. BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Lauri A. Beasley
NOTARY PUBLIC

NOV 21 Fri 2:11

03729663
IDENTIFICATION REFERENCE

BOOK 10634 PG 818

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $150,000.00.

Sabrina Shoulders
AFFIANT

Subscribed and sworn to before me this 21st day of November, 1997.

My Commission Expires:

11/22/97

LAURI A. BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Lauri A. Beasley
NOTARY PUBLIC

1674 11/24 0101 03CHECK 572.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10694 PG 819

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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 16.00
TOTAL 572.00
CHECK 572.00

11/24/97 01 14:14 0001 1674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03729 63
IDENTIFICATION REFERENCE

97 NOV 24 PM 2:11

FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

No.1224229