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

10789 PG 704

W & I Ref: (ljh/sk) Title No: 39575
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Melissa B. Johnson 401 Bowling Avenue #7 Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 117-09-007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 171500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Douglas B. Gilbert and spouse, Malinda Gilbert,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melissa B. Johnson,** 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 Building Site No. 8, also known as Unit No. 7 on the Plan of Richmeade Place, Section One of record in Plat Book 4860, Page 44, Register's office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Douglas B. Gilbert and Melinda C. Fyke, both unmarried by deed from Robert V. Russell, unmarried of record in Book 7256, Page 721, Register's Office for said County. By Deed of record in Book 7377, Page 714, said Register's Office, a tenancy by the entirety was created in Douglas B. Gilbert and wife, Malinda C. Gilbert. Malinda Gilbert and Malinda C. Gilbert are one in the same person.

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

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4941, Page 637, Book 5019, Page 946, Book 5036, Page 338, Book 5039, Page 256, Book 5094, Page 473, Book 5213, Page 945, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 401 Bowling Avenue #7, Nashville, TN 37205

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 29th day of January, 1998.

Douglas B. Gilbert

Malinda C. Gilbert

10789 705

State of Tennessee
County of Davidson

On this 29th day of January, 1998, before me the undersigned authority, personally appeared **Malinda C. Gilbert**, 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.

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

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

On this 6th day of February, 1998, before me the undersigned authority, personally appeared **Douglas B. Gilbert** 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.

CHRISTY WILLIAMS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

My Commission Expires: _____ Notary Public

98 FEB 10 PM 2:42
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

03993149

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 171500.00

Affiant

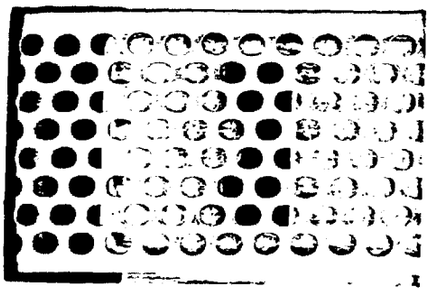
Sworn and subscribed before me on the 6th day of February, 1998.

CHRISTY WILLIAMS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

My Commission Expires: _____ Notary Public

1P31 02/10 0101 03CHECK 643.55

Wildoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

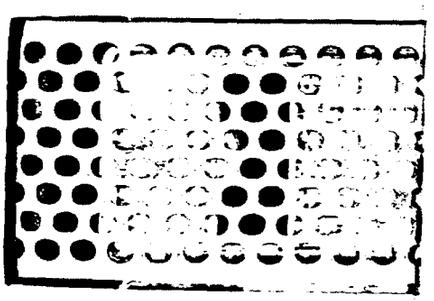
R 10789 706

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

MAMT
171500.00
ERR CO
MAMT
171500.00-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0399349
IDENTIF. # REFERENCE

98 FEB 10 PM 2:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

171500.00
CON TX 634.55
PRFEE 1.00
WDEED 8.00
TOTAL 643.55
CHECK 643.55

02/10/98 01 14:42 0001 1931

No. 1252465