26B

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[James N. Johnson	[NEW OWNER	[ ]
[1012 11th Avenue North	[	[Map 81-16]
[Nashville, TN 37208	[	[Parcel 605.00]
[	[	[ ]
[	[	[ ]

[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 97-11-4686]
[ ]

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, Schulman and Associates, Inc., a Tennessee corporation, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto James N. Johnson, a single person (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:

A certain tract of land in Davidson County, Tennessee, described as follows:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 24 in B. W. Hall's Subdivision, said lot fronting 57 ½ feet on the east side of 11th Avenue North, formerly Cumberland Street, City of Nashville, and running back 150 feet to an alley on which said lot fronts 47 ½ feet.

Being the same property conveyed to Schulman and Associates, Inc. by Warranty Deed from American General Finance, Inc. of record in Book 10274, page 134, said Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1012 11th Avenue North, Nashville, Tennessee 37208.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $50,000.00.]
[James N. Johnson]
[Affiant]
[Subscribed and sworn to before me this]
[9th day of February, 1998]
[Notary Public]
[ ]
[My Commission Expires: 9/23/2001]
[ ]

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 Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind 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.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of February, 1998.

Schulman and Associates, Inc., a Tennessee corporation

BY: _____
Larry Schulman, Title President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared LARRY SCHULMAN with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIM self to be the PRESIDENT of Schulman and Associates, Inc., a Tennessee corporation, and that HE as such PRESIDENT executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by HIM self as PRESIDENT.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of February, 1998.

_____
NOTARY PUBLIC

My Commission Expires: 9/23/2000

98 FEB 10 PM 3:13
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0399372
IDENTIFICATION REFERENCE

1954 02/10 0101 03CHECK 194.

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

RECEIVED OF _____

FOR _____ BOOK 10789 PG 820

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
BANK 8.00
TOTAL 194.00
CHECK 194.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/10/98 01 15:13 0001 1954

0399372
IDENTIF. ↑ REFERENCE
98 FEB 10 PM 3:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1252488