BOOK 10840 PG 1 Box 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: 11-25-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hix Gray & Nave, PLLC, 315 Deaderick Street, Ste. 1620, Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leroy H. Johnson (NAME)	New Owner (NAME)	MAP 59-12
2521-2523 Highland Trace Drive (ADDRESS)	(ADDRESS)	PARCEL 61
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PMPJ Properties, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leroy H. Johnson, a married person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 88 on the Plan of Highland Trace Subdivision, Section II, of record in Plat Book 5200, page 616, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to PMPJ Properties, Inc., a Tennessee corporation by Deed from E. Dale Calvert, unmarried, of record in Book 9288, page 40, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: 1998 property taxes which have been prorated and assumed by Grantee; the plan of record in Book 5200, page 616; restrictive covenants of record in Book 6143, page 781, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2521-2523 Highland Trace Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, 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 16th day of March 19 98

PMPJ Properties, Inc., a Tennessee corporation
By:

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Poppy P. Buchanan and ~~----------~~ with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~him~~ herself to be the President and ~~----------~~ ~~respectively~~ of the PMPJ Properties, Inc. the within named bargainor, and corporation, and that she as such President and ~~----------~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Poppy L. Buchanan as such President, ~~and attesting the same by the said ----------~~ as ~~such~~ ~~----------~~.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of March 19 98 .

My commission expires 11-25-2000

_____
Notary Public

04 12867

IDENTIF. & REFERENCE

98 MAR 16 PM 3:44

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

6498 03/16 0101 03CHECK 182.90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10840 PG 3

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 47000.00
CON TX 173.90
PRFEE 1.00
WDEED 8.00
TOTAL 182.90
CHECK 182.90

02/16/98 01 15:42:0001 6498

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 12867
IDENTIF. ← REFERENCE

98 MAR 16 PM 3:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1266863