BOOK 10840 PG 17

Box 58-B

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	New Owner	MAP 59-12
(NAME)	(NAME)	
2429-2431 Woodale Drive		PARCEL 69
(ADDRESS)	(ADDRESS)	
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, Janet K. Shands and Pearl G. Sims, individually and as Partners of Mutual Properties, a Tennessee general partnership composed of Janet K. Shands and Pearl G. Sims 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. 96 on the Plan of Section Two, Highland Trace Subdivision, of record in Book 5200, page 616, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Janet K. Shands and Pearl Sims - Mutual Properties by deed from Secretary of Housing and Urban Development, of record in Book 9113, page 547, Register's Office for Davidson County, Tennessee.

Pearl Sims and Pearl G. Sims are one and the same person.

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

Janet K. Shands is an unmarried person. Pearl G. Sims is an unmarried person.

unimproved ( )
This is improved (X) property, known as 2429-2431 Woodale 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 our hand s this 16th day of March 19 98

Janet K. Shands, Individually

Pearl G. Sims, Individually

Mutual Properties, a Tennessee general partnership
By: Janet K. Shands, Partner
Pearl Sims, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet K. Shands and Pearl G. Sims

the bargainor s, 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 16th day of March 19 98

Commission expires 11-25-2000

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 Janet K. Shands and Pearl Sims with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Partners and ~~respectively~~ of the Mutual Properties the within named bargainor, and ~~corporation~~*, and that they as such Partners 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 Janet K. Shands as such Partner, and ~~attesting the same~~ by the said Pearl Sims as such Partner.

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

*a Tennessee general partnership composed of Janet K. Shands and Pearl Sims

NOTARY PUBLIC AT LARGE

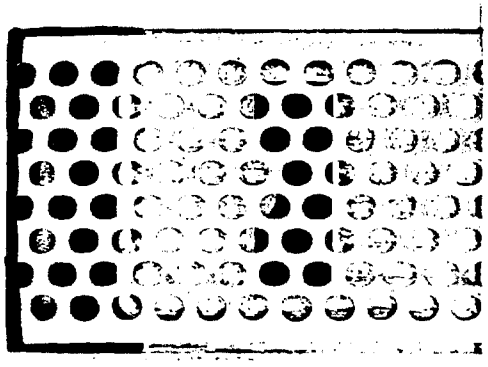
04 12871

IDENTIF. & REFERENCE

98 MAR 16 PM 3:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6502 03/16 0101 03CHECK 182.90



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

RECEIVED OF _____

FOR _____

BOOK 10840 PG 19

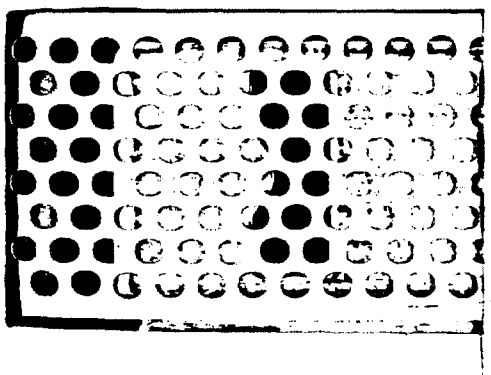
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

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

03/16/98 01 15:45 0001 6502

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04128711
IDENTIF. ← REFERENCE
98 MAR 16 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1266867