BOOK 11025 PAGE 506

Address New Owner:	Map-Parcel Numbers	Send Tax Bills To:
Joe A. Johnson and wife, Shirley Ann Johnson 1003 Buchanan Street Nashville, Tennessee 37208	081-11-0 501.00	Same

Mail

5072 07/17 0101 03CHECK 241.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) case in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, R. Paul McCulloch and wife, Paula S. McCulloch, (the Grantors), has hereby bargained and sold, and by these presents do transfer and convey to Joe A. Johnson and wife, Shirley Ann Johnson (the Grantees), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real estate taxes for the current year which are to be paid by the Grantees.

This is improved property, known as 1003 Buchanan Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the Property with all appurtenances, estate title, and interest thereto belonging to the Grantees, Granteees' heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00 .

Affiants

Subscribed and sworn to before me this 22nd day of May, 1998.

My Commission Expires: 1-18-99

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

98 JUL 17 PM 2:31

0463868

IDENTIFICATION REFERENCE

Grantors convenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further convenant and bind themselves to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whosoever.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 22nd day of May,1998.

Paula S. McCulloch R. Paul McCulloch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janet A. Poss, Notary Public, R. Paul McCulloch and Paula S. McCulloch, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Notary Public

My Commission Expires: 1-18-99

CORDERS MEMO
BILITY OF WRITING, TYPING OR
TING IN THIS DOCUMENT
FACTORY WHEN RECEIVED

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT I:

A lot with buildings located thereon (said buildings presently occupied by the Millerlie Cleaners). The lot fronts on the south margin of Buchanan Street in the City of Nashville, Tennessee and is further described as being part of Lots Nos. 291, 292, 293 and 294 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called Town of McGavock, as recorded in Book 21, page 23, Register's Office for Davidson County, Tennessee, said lot begins at a point in the curb of Buchanan Street approximately 52 feet west of 10th Avenue North and runs thence 13 feet southeastwardly to the corner of a brick building (this being the northwest corner of the building occupied as a barber shop); thence with the west wall of the brick building 70 feet, more or less to a point approximately 1 foot south of the Millerlie Cleaners Building; thence westwardly 54 feet more or less to a point in an alley; thence in a northerly direction, 16 3/4 feet more or less to a point approximately 2 feet west of the Millerlie Cleaners Building; thence northwardly 52 feet, more or less, and parallel to the west wall of the Millerlie Cleaners Building to a point; thence northeastwardly 39 1/2 feet, more or less in the curb; thence with the curb along the south margin of Buchanan Street, 35 2/3 feet to the beginning. It is the intention of the grantors to convey The Millerlie Cleaners Building and the lot on which the same is located.

TRACT II:

Being parts of Lots Nos. 292, 293, and 294 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for said County, and also part of Lots Nos. 3 and 4 on the Plan of the Resubdivision of Lots in McGavock, Wetmore and Others First Addition, as of record in Book 161, Page 97, Register's Office for said County, described together, as follows:

BEGINNING at a point in the southerly margin of Buchanan Street at the northwest corner of Lot No. 294 and a 10 foot alley; thence in a southerly direction along the easterly margin of said alley 190 feet to a point; thence in an easterly direction at right angles to said alley 100 feet to a point; thence in a northwardly direction 14 feet to a point, which point is one foot south of the building of Lea and Nokes Cleaners; thence westwardly 54 feet more or less to a point; thence in a northerly direction 16 3/4 feet more or less to a point approximately 2 feet west of the Lea and Nokes Cleaners Building; thence northerly 52 feet more or less and parallel to the west wall of the Lea and Nokes Cleaners Building to a point; thence northerly 39 1/2 feet more or less to a point on the southerly margin of Buchanan Street; thence along the southerly margin of said Buchanan Street eastwardly 120 feet more or less to the point of beginning.

Being the same property conveyed to Family Service Laundry, Inc., a Tennessee corporation by deed from Lofton Nokes and wife, Bessie Nokes, as of record in Book 4985, Page 303, said Register's Office.

This legal description was taken from that contained in the deed to Family Service Laundry, Inc., a Tennessee corporation, from Lofton Nokes and wife, Bessie Nokes, as of record in Book 4985, Page 303, said Register's Office, it being the intent of this deed to convey the same property conveyed by such earlier deed.

Being the same property conveyed to Hunter McDonald, Jr., Leo D. Wogan, and Wesley H. Sperry by Quitclaim Deed from Family Service Laundry, Inc. of record in Book 7738, page 662, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to R. Paul McCulloch by Warranty Deed from Hunter McDonald, Jr., Wesley H. Sperry and Leo D. Wege of record in Book 7767, page 131, Register's Office for Davidson County.

This instrument was prepared by:

BLACKBURN, LITTLE, SMITH & SLOBEY
First American Center
12th Floor
Nashville, TN 37238
(615) 254-7770

\16-1959

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11025 PAGE 510

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				MDEED 16.00
				CFEE 2.00
				TOTAL 241.00
				CHECK 241.00
			07/17/98 01	14:33 0001 5072

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04638 68
IDENTIF. A REFERENCE

98 JUL 17 PM 2:31

REGISTER
DAVIDSON COUNTY, TN.

No. 1320755