FILE BOX 9-B
FIRST TITLE & ESCROW CO., INC.
#15872

WARRANTY DEED

BOOK 11223 PAGE 769

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
A. RICHARD JOHNSON, JR. (NAME)	AMSOUTH BANK (NAME)	MAP 116-6
300 Clarendon Ave. (STREET ADDRESS OR ROUTE NUMBER)	2814 West End Ave. (STREET ADDRESS)	PARCEL 28
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	FB# BM6097

FOR AND IN 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, ANDROMEDIA B. NOEL, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. RICHARD JOHNSON, JR. AND WIFE, MARY DONNET JOHNSON

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

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to John H. Noel and wife, Andromedia B. Noel by deed from Dudley Brown Morgan and husband, Walter M. Morgan, Jr. of record in Book 4487, page 742, said Register's Office. John H. Noel and wife Andromedia B. Noel have since conveyed their interest in said property to Andromedia B. Noel by Quitclaim Deed of record in Book 7875, page 105, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Easements of record in Book 4419, page 285; and (2) All matters appearing on the Plan of record in Plat Book 547, pages 57 and 58, said Register's Office.

John H. Noel, spouse of Andromedia B. Noel, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Andromedia B. Noel.

98 NOV 30 AM 11:09
ALL STATE OF TENN. REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
05177563

unimproved ( )
This is improved (XX property, known as 300 Clarendon Ave., Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of November, 19 98

Andromedia B. Noel
ANDROMEDIA B. NOEL

John H Noel
JOHN H. NOEL

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDROMEDIA B. NOEL AND JOHN H. NOEL

with whom I am personally acquainted, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 19th day of November, 19 98

My commission expires 9/23/2001 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 775,000.00

Affiant

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

MY COMMISSION EXPIRES: 9/23/2001 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

ANDROMEDIA B. NOEL

TO

A. RICHARD JOHNSON, JR. AND WIFE, MARY DONNET JOHNSON

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

A tract of land in the 7th, formerly the 11th Civil District of Nashville, Davidson County, Tennessee, being the northerly part of Lot No. 30 on the plan of Bransford Realty Company's Berkeley Hills Subdivision as of record in Plat Book 547, pages 57 and 58, Register's Office for Davidson County, Tennessee, and being part of a tract of land marked "Johnson Bransford" as shown on the plan of Deerfield as of record in Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin the northerly margin of Clarendon Avenue, said iron pin being the southwest corner of Lot No. 11 as shown on the plan of Bransford Realty Company's Berkeley Hills Subdivision and recorded in Plat Book 547, pages 57 and 58, Register's Office for Davidson County, Tennessee; thence south 71 deg. 17 min. west, 58.9 feet with the northerly margin of Clarendon Avenue to an iron pin, the beginning of a curve to the left; thence continuing with the north margin of Clarendon Avenue and a curve to the left, 149.45 feet, said curve having an interior angle of 35 deg. 12 min. 30 sec., a radius of 243.2 feet, a tangent distance of 77.17 feet, a chord of south 48 deg. 17 min. west, 147.10 feet to an iron pin, the southwest corner of the tract herein being described; thence, north 57 deg. 08 min. west 189.5 feet to an iron pin; thence, north 29 deg. 42 min. east, 90.0 feet to an iron pin; thence, north 55 deg. 08 min. west 50.1 feet to an iron pin; thence, north 38 deg. 56 min. east, 197.9 feet to an iron pin in the south boundary of a tract of land recorded in the name of Julia Malone Trabue in Deed Book 1108, page 97, Register's Office for Davidson County, Tennessee; thence south 57 deg. 21 min. east 86.8 feet along the south boundary of the previously described Julia Malone Trabue tract, to an iron pin at the northwest corner of Lot No. 11 as shown on the Plan of Berkeley Hills Subdivision previously referenced; thence south 31 deg. 45 min. east, 235.0 feet along the westerly line of Lot No. 11 to the point of beginning, containing 64,974 square feet, more or less, or 1.5 acres, more or less.

EXHIBIT "A"

2347 11/30 0101 03CHECK 2882.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11223 PAGE 772

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 775000.00

CON TX 2867.50

PRFEE 1.00

WDEED 12.00

CFEE 2.00

TOTAL 2882.50

CHECK 2882.50

11/30/98 01 11:10 0001 2347

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05117563

IDENTIF. # REFERENCE

98 NOV 30 AM 11:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1377384