PICK-UP

Instr:200007280074730 Page: 1 OF 2
REC'D FOR REC 07/28/2000 1:54:24PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $18.50

This instrument prepared by

Richard C. Wallace
2201 Crestmoor Rd.
Suite 3010
Nashville, TN 37215

State Of Tennessee
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5000.00/100
Richard C. Wallace
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF July 20 00
Pam R. Frazier
Deputy Register

WARRANTY DEED

Address new owner as follows	Send tax bills to:	Map-Parcel Number
Richard C. Wallace 2201 Crestmoor Rd. Suite 3031 Nashville, TN 37215	SAME	92-13-222

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other valuable considerations, the receipt of which is hereby acknowledged, I/We James Edward Johnson and wife, Mary Alice Johnson, hereinafter called the grantors, have bargained and sold , and by these presents do transfer and convey unto Richard C. Wallace, unmarried, 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:

Land in Davidson County, Tennessee, being the southerly 100 feet and the westerly 50 feet, Block 27, Map of Charlotte Park, 2nd Addition, extended, as of record in Book 421, page 10, Register's Office for said County, and more particularly described as follows:

BEGINNING at an iron pin at the northeast margin of 39th Avenue North and Nevada Avenue; running thence with the east margin of 39th Avenue North, North 7 degrees 15 minutes west 100 feet to an iron pin; thence north 83 degrees 15 minutes east 50 feet to an iron pin; thence south 7 degrees 15 minutes east 100 feet to an iron pin in the northerly margin of Nevada Avenue, South 83 degrees 15 minutes west 50 feet to the point of beginning.

Being the same property conveyed to James Edward Johnson and wife, Mary Alice Johnson by deed from Harville Brent Jakes, unmarried and Gary Glenn Jakes, unmarried, of record in Book 7781, Page 861, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 3814 Nevada Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate title and interest thereto belonging to the said GRANTEES their heirs and assigns, forever, and we do covenant that 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 said land to said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hands this 27 day of July, 2000.

James Edward Johnson

Mary Alice Johnson

State of Tennessee
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named James Edward Johnson & wife MARY ALICE JOHNSON, the bargainors, 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 27 day of July, 2000.



Notary Public

My Commission expires 9/28/2002