BK 63

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 3,975.00

Affiant

Subscribed and sworn to before me, this 5th day of January, 2001.

My commission expires: 9-1-03

Notary Public

JEFFERSON BETHAWKINS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 01/09/01 15:36 2pgs
Fees:10.99 Taxes:14.71
20010109-0002980

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By:
	TransContinental Title Company 2630 Elm Hill Pike, Ste, 100 Nashville, TN 37214
4909 TENNESSEE AVE. NASHVILLE, TN 37209	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 91-7/141.00
THIS IS TO CORRECT QIUT CLAIM DEED RECORDED IN BOOK 11340 PAGE 872

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

MARIE ELKINS, ADMINISTRATRIX FOR THE ESTATE OF CHARLES R. ELKINS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

WANDA LYNN JOHNSON, [redacted] AND ROBERT JOHNSON, HUSBAND AND WIFE

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOT NO. 822 AND THE WESTERLY 12 FEET OF LOT NO. 820, OF BLOCK NO. 143, PLAN OF NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 74 AND 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 822 AND PART OF LOT NO. 820 FRONT TOGETHER 37 FEET ON THE SOUTHERLY SIDE OF TENNESSEE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CHARLES R. ELKINS BY QUIT CLAIM DEED FROM C. JERRY BREWER AND WIFE, JANIE H. BREWER, J. LARRY BREWER AND WIFE, PATRICIA D. BREWER, AND NORA A. BREWER, TRUSTEE RECORDED IN BOOK 4833, PAGE 392, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 4909 TENNESSEE AVE., NASHVILLE, TN 37209

This conveyance is made subject to:

1. 20__ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 5th day of January, 2001.

Marie Elkins, Administratrix
MARIE ELKINS, ADMINISTRATRIX

Marie Elkins
MARIE ELKINS

State of Tennessee
County of Davidson

On this 5th day of January, 2001, before me personally appeared Marie Elkins to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal,
My Commission expires:

9-1-03

Notary Public

JEFFERY B. HAWKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.