THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
2123 Belcourt Avenue
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 03/15/01 12:49 2pgs
Fees:11.00 Taxes:37.00
20010315-0024794

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO.:
Laura M. Johnson 204 Apt B Prince Avenue Nashville, TN 37207	**SAME**	**105-04-030.00** **105-04-031.00**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $10,000.00.

Laura Johnson
Affiant

Subscribed to and sworn before me this 15th day of March, 2001.

Notary Public

My Commission Expires: January 31, 2004

EVA M. LEMEH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of Ten Thousand Dollars ($10,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JOHN W. BARNES and wife, SAM ELLA BARNES (a/k/a Samella Barnes)(collectively referred to herein as the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto LAURA M. JOHNSON and MARY ANN COSBY (collectively referred to herein as the "Grantee"), their heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

Tract No. I:

Land in Davidson County, Tennessee, being the northerly 35 feet 9 inches of the southerly 71 ½ feet of Lot Nos. 436, 437 and 438 on the plan of Maury and Claiborne's Subdivision as of record in Book 332, page 5, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 436, 437 and 438 fronts 35 feet 9 inches on the easterly side of Claiborne street and runs back between parallel lines 120 feet to a dead line.

Being the same property conveyed to Hildry Brown and wife, Johnnie Brown, by instrument of record in Book 2247, page 526, Register's Office for Davidson County, Tennessee; said Hildry Brown having died and left his wife, Johnnie Brown as surviving tenant in entirety; said Johnnie Brown having died and left as her only heirs, Samella Barnes, Eugene Smith and Vera Merritt as evidenced by that certain Affidavit of Heirship of record in Book 11669, page 733, said Register's Office. The said Vera Merritt having since conveyed her interest in said property to Samella Barnes by deed of record in Book 11669, page 735; and the said Eugene Smith having since conveyed his interest in said property to Samella Barnes by deed of record in Book 11669, page 737, said Register's Office.

This is improved real property known as 3 Claiborne Street, Nashville, TN 37207.

Tract No. II:

Land in Davidson County, Tennessee, being the southerly 35 feet, 9 inches of Lot Nos. 436, 437 and 438 on the Map of Maury and Claiborne's Subdivision, as of record in Book 332, page 5, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 436, 437 and 438 fronts 35 feet, 9 inches on the easterly side of Claiborne's Street and runs back between parallel lines, with the northerly margin of Trimble Street, 120 feet to a dead line.

Being the same property conveyed to John W. Barnes and wife, Sam Ella Barnes by deed from Jessie Mae Perry and The Heirs at Law of Magdalene C. Clemmons, of record in Book 10755, page 34, Register's Office for Davidson County, Tennessee.

This is unimproved real property known as 1 Claiborne Street, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, her heirs, legal representatives, successors and assigns forever. I covenant with the said Grantee that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 15th day of March, 2001.

John W. Barnes
JOHN W. BARNES

Sam Ella Barnes
SAM ELLA BARNES (a/k/a Samella Barnes)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. BARNES and wife, SAM ELLA BARNES (a/k/a Samella Barnes), the within named 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 office in Nashville, Davidson County, Tennessee, this 15th day of March, 2001.

Notary Public

My Commission Expires: January 31, 2004