THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 32,000.00

Affiant

Davidson County DEEDWARR
Recvd: 06/20/01 14:53 3pgs
Fees:15.00 Taxes:118.40
20010620-0065518

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 19th day of June, 2001

Notary Public

My Commission Expires: 9-29-01

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
GERALD JOHNSON 320-324 Rose Street Nashville, Tennessee 37210	Gerald Johnson P.O. Box 17158 Nashville, TN 37217	MAP 119-1 PARCELS 146, 147 and 148

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY TWO THOUSAND AND NO/100---------- ($ 32,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , J. GIL FUQUA, JR., unmarried

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto GERALD JOHNSON and wife, BONNIE I. JOHNSON hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

BEING the same property conveyed to J. Gil Fuqua, Jr. by deeds from Betty D. Lankford, married, of record as Instrument Nos. 200006160060161, 200006160060162 and 200006160060163 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 320-324 Rose Street, Nashville, Tennessee 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Overhill City and W.H. Fox S/D of certain Blocks of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 19th day of June, 2001.

J. GIL FUQUA, JR.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. GIL FUQUA, JR., the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of June, 2001.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT I:

BEING Lot No. 145 on the Plan of Overhill City and W.H. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30 and a small part of Block 19, as of record in Book No. 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

INCLUDED in the above described property but EXCLUDED therefrom is that tract conveyed to the State of Tennessee by deed of record in Book 4415, page 371, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEING parts of Lots 145, 146 and 147 on the Map of Overhill City as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

BEGINNING at a point 35.0 feet north of the northeast intersections of Wickson and Rose Avenues; thence with the easterly margin of Wickson Avenue North 6 deg. 08 min. East 115.0 feet to the southerly margin of an alley; thence with said alley South 84 deg. 35 min. East 135.0 feet to the northwest corner of Lot No. 148 on said plan; thence with the westerly boundary of Lot No. 148 southwardly 82.0 feet to a point; thence South 81 deg. 30 min. West 139.5 feet to the point of beginning and containing 0.31 acres and being part of the same property conveyed to Mrs. Whittie V. Dixon by deed from Lewis Morell and wife, as of record in Book 1055, page 133, Register's Office for Davidson County, Tennessee.

TRACT II:

BEING Lot No. 146 on the Plan of Overhill City and W.H. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30 and a small part of Block 19, as of record in Book No. 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

INCLUDED in the above described property but EXCLUDED therefrom is that tract conveyed to the State of Tennessee by deed of record in Book 4415, page 371, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEING parts of Lots 145, 146 and 147 on the Map of Overhill City as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

BEGINNING at a point 35.0 feet north of the northeast intersections of Wickson and Rose Avenues; thence with the easterly margin of Wickson Avenue North 6 deg. 08 min. East 115.0 feet to the southerly margin of an alley; thence with said alley South 84 deg. 35 min. East 135.0 feet to the northwest corner of Lot No. 148 on said plan; thence with the westerly boundary of Lot No. 148 southwardly 82.0 feet to a point; thence South 81 deg. 30 min. West 139.5 feet to the point of beginning and containing 0.31 acres and being part of the same property conveyed to Mrs. Whittie V. Dixon by deed from Lewis Morell and wife, as of record in Book 1055, page 133, Register's Office for Davidson County, Tennessee.

TRACT III:

BEING Lot No. 147 on the Plan of Overhill City and W.H. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30 and a small part of Block 19, as of record in Book No. 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

INCLUDED in the above described property but EXCLUDED therefrom is that tract conveyed to the State of Tennessee by deed of record in Book 4415, page 371, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEING parts of Lots 145, 146 and 147 on the Map of Overhill City as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

BEGINNING at a point 35.0 feet north of the northeast intersections of Wickson and Rose Avenues; thence with the easterly margin of Wickson Avenue North 6 deg. 08 min. East 115.0 feet to the southerly margin of an alley; thence with said alley South 84 deg. 35 min. East 135.0 feet to the northwest corner of Lot No. 148 on said plan; thence with the westerly boundary of Lot No. 148 southwardly 82.0 feet to a point; thence South 81 deg. 30 min. West 139.5 feet to the point of beginning and containing 0.31 acres and being part of the same property conveyed to Mrs. Whittie V. Dixon by deed from Lewis Morell and wife, as of record in Book 1055, page 133, Register's Office for Davidson County, Tennessee.