WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF LOS ANGELES
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2002

Notary Public

MY COMMISSION EXPIRES: 5/28/03
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOMER G. JOHNSON (NAME)	UNION PLANTERS BANK (NAME)	MAP 105-9
2016 12TH AVENUE SOUTH (ADDRESS)	112 Long Hollow Pike (ADDRESS)	PARCEL 222.00
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, JOHARI HOLDEN BANKSTON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOMER G. JOHNSON, MARRIED

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 Lot No. 4, on the plan of A.B. Hill's Subdivision of Plant Lands, all of record in Book 332, page 65, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 4 fronts 51 feet on the easterly side of 12 Avenue South, formerly Kayne Avenue, and runs back 150 feet on the northerly line and 154 feet on the southerly line, with the northerly margin of Thornton Avenue, to an alley on which measures 54.5 feet.

Included in this conveyance BUT EXCLUDED from this description is the property conveyed to the Metropolitan Development and Housing Agency as described in the Deed of record in Book 4824, page 549, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Johari Holden Bankston by Warranty Deed from Barbara Wynn of record in Book 9784, page 65, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein. And, any and all things as shown on the plan of record in Book 332, page 65, Register Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2016 12TH AVENUE SOUTH, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

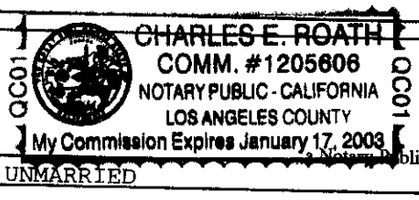
Witness my hand this 14th day of August, 2002

Johari Holden Bankston
JOHARI HOLDEN BANKSTON

Davidson County DEEDWARR
Recvd: 08/21/02 15:46 2pgs
Fees:13.00 Taxes:153.55

20020821-0101413

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES



Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHARI HOLDEN BANKSTON, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at LOCK RIDGE, CALIFORNIA ~~Tennessee~~ CA this 14th 16th day of August, 2002.

Commission expires 17 JANUARY 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public