PICK-UP

28.B

Davidson County DEEDQC
Recvd: 12/20/02 12:29 2pgs
Fees:12.00 Taxes:0.00
20021220-0157502

THIS INSTRUMENT WAS PREPARED BY:
Leroy J. Ellis, III
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ronald C. Johnson Karen J. Walling Deborah J. Wilson 220 Emery Drive Nashville, Tennessee 37214	New Owner	095-12-0 / 75.00

FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, the receipt of which is hereby acknowledged, I, Orville C. Johnson, a widower, by these presents do hereby quitclaim and convey unto my children, Ronald C. Johnson, Karen J. Walling, and Deborah J. Wilson as equal tenants in common, their heirs and assigns, an undivided one-half interest in and to the following described tract or parcel of land to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING Lot No. 12 on the Plan of Lakeland, as of record in Book 2133, Page 15, Register's Office for said County.

Said Lot No. 12 fronts 105.4 feet on the westerly side of Emery Drive and runs back 224.1 feet on the northeasterly line and 260 feet on the southwesterly line, to the right of way of the N.C. and St.L. Railroad, now abandoned, measuring 129 feet thereon.

Being the same property conveyed to Orville C. Johnson and wife, Patricia S. Johnson from Home Federal Savings & Loan Association of Nashville by deed of record in Book 4001, Page 691, Register's Office for Davidson County, Tennessee. Patricia S. Johnson died on December 1, 2002, survived by Orville C. Johnson, her husband.

Identification of Surveyor: This is the same description used in the previous deed of record.

This is improved property, known as 220 Emery Drive, Nashville, Tennessee 37214.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to the following: Easement to Southern Bell Telephone and Telegraph Company of record in Book 1060, Page 261; 10-foot easement for public utilities, anchor easement, 40-foot building setback line from Emery Drive and conditions of owners certificate as shown on plan of record in Book 2133, Page 15; and to restrictive covenants contained in instrument of record in Book 2138, Page 65, said Register's Office; and real property taxes for 2002.

IN WITNESS WHEREOF I have hereunto set my hand on this the 16th day of December, 2002.

Orville C. Johnson

ORVILLE C. JOHNSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Orville C. Johnson**, 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 at Nashville, Tennessee, this 16th day of December, 2002.

Diane Ladd
NOTARY PUBLIC

My Commission Expires: 1/1/05

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, this transfer is $ None .

Leroy J. Ellis III

Sworn to and subscribed before me this 16th day of December, 2002.

Diane Ladd
NOTARY PUBLIC
Commission Expires: 1/1/05