Davidson County DEEDWARR
Recvd: 12/10/03 09:56 2pgs
Fees:13.00 Taxes:140.60
20031210-0176963

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ben T. Johnson, et al 5717 Mayduva Nashville, TN. 37209	Same as New Owner	Map 91-12 Parcel 54

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ISAAC P. CONNER and wife, CLEDDIE J. CONNER, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto BEN T. JOHNSON and CLAUDE R. JOHNSON, as joint tenants with survivorship obtaining, hereinafter referred to as 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 Lots Nos. 301, 303 and 305 of Block 42 on Plan No. 1 West Nashville, of record in Book 57, page 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 301, 303 and 305 front together 80.5 feet on the northerly side of Indiana Avenue and run back between parallel lines, with the westerly margin of 44th Avenue North, formerly 3rd Street, 150 feet to an alley.

BEING the same property conveyed to Isaac P. Conner and wife, Cleddie J. Conner, by deed from Presley Austin and wife, Carolyn A. Austin, of record in Book 9614, page 457, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 4400 Indiana Avenue, Nashville, TN 37209.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 4400 Indiana Avenue, Nashville, TN 37209.

By this conveyance, the GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common--that is, in the event of the death of either of them the survivor shall own and hold title to the said property in fee simple, without any right, claim or demand on the part of the decedent's estate.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2003, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Any and all matters as they may appear on the plan of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Isaac P Conner
ISAAC P. CONNER

Cleddie J. Conner
CLEDDIE J. CONNER

"GRANTEES"

BEN T. JOHNSON

CLAUDE R. JOHNSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ISAAC P. CONNER and wife, CLEDDIE J. CONNER, and BEN T. JOHNSON and CLAUDE R. JOHNSON, 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, at office, this the 3rd day of December, 2003.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

Affiant

Sworn to and subscribed before me, this the 3rd day of December, 2003.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

NOTARY PUBLIC