BOOK 5118 PAGE 423

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

32,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY 1977

Notary Public

MY COMMISSION EXPIRES: 7-19-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel L. Nail (NAME)	Commerce Union Bank (NAME)	4D 61101
4909 Kilimanjaro Drive (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers, Suite 2114 (STREET ADDRESS)	MAP 65-13
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37219 (CITY) (STATE) (ZIP)	PARCEL 87

FOR AND IN 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, Johnson Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel L. Nail et ux Sharry S. Nail

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:

BEING Lot No. 480 on the Plan of Sherwood Forest, Section "5", as of record in Book 4660, Page 190, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Johnson Homes, Inc. by deed from Miller Kimbrough, Trustee, of record in Book 5034, Page 464, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 4990, Page 73, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

FEB25	CONV	32,950.00			
FEB25	S'TAX		B*	85.54	
FEB25	PR'FEE		B*	.50	
FEB25	W'DEED		B*	4.00	* 90.04

This is unimproved ( ) / improved (XX) property, known as 4909 Kilimanjaro Drive (House Number) (Street) Old Hickory, TN 37138 (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 18TH day of FEBRUARY, 19 77

Johnson Homes, Inc.

By: [illegible]

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared A. H. Johnson, Jr. and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (~~themselves~~) to be the President and _____ respectively of the Johnson Homes, Inc. the within named bargainor, and corporation, and that (he) as such President and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said A. H. Johnson, Jr. as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 18TH day of FEBRUARY, 19 77

My commission expires 7-19-78

Bruce Wallace
Notary Public

D 90882

WARRANTY DEED

FROM
Johnson Homes, Inc.

TO
Samuel L. Nail

IDENTIF. REFERENCE

FEB 25 10 33 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207