5040 10/17 83.98- CHECK

A0035515 MG 142 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,793.50

James E. Matheny
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER 19 77.

Notary Public

MY COMMISSION EXPIRES: 8-6-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Matheny (NAME)	owner (NAME)	2DU-63292
310 Stuart Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	149-9
Brentwood Tn 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	105

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, EDDIE FRANK JOHNSON and wife, EUGENIA JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. MATHENY, 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. 38 on the plan of Section 1, Barclay Square, of record in Book 4460, page 141, Register's Office for said County.

SAID Lot No. 38 fronts 54.78 feet on the northeasterly margin of Manatee Court and extends back 124.85 feet on the southeasterly line and 150.13 feet on the northwesterly line to a broken line in the rear, measuring 79.96 feet thereon.

BEING the same property conveyed to Eddie Frank Johnson and wife, Eugenia Johnson by deed from Randall Phillips Builders, Inc., of record in Book 4851, page 619, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 4665, page 648, said Register's Office and to the matters set forth in the above referenced plan of record and to the easements and other matters of record in Book 4843, page 706, said Register's Office.

This is unimproved ( ) improved (X) property, known as 212 Manatee Court, Antioch, Tennessee 37013
(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 our hands this 16th day of OCTOBER, 1977

X Eddie Frank Johnson
Eddie Frank Johnson

X Eugenia Johnson
Eugenia Johnson

BOOK 5515 PAGE 143

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddie Frank Johnson and wife, Eugenia Johnson

the bargainorS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of October 1979

Commission expires 8-6-80

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____, 19____.

My commission expires _____

Notary Public

F. 58027

IDENTIF. REFERENCE

OCT 17 9 16 AM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

RUSH

WARRANTY DEED

FROM
EDDIE FRANK JOHNSON et ux

TO
JAMES E. MATHENY

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5515 PAGE 144

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			29793.50- CO	
			77.43 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 83.93-	
9040A	10/17/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E58027

1 IDENTIF. REFERENCE OF

OCT 17 9 15 AM '79

FELIX Z. WILSON
DAVIDSON COUNTY

No. 719122