BOOK 5548 PAGE 601

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,393.63

Paulette T. Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 1980.

Patricia J. Allen
Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins, Adams & Spicer, Attys.
401 Union Street, Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Adlai S. Coffee (NAME) | Commerce Union Bank (NAME) | |
| 4613 Long Branch (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2546 (STREET ADDRESS) | 148-8-203 |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Nashville, TN. 37219 (CITY) (STATE) (ZIP) | |

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, John I. Johnson et ux Sandra P. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ADLAI S. COFFEE and wife, BRENDA Y. COFFEE

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. 20 on the plan of Section Eight, Terragon Trails, of record in Book 5200, Page 41, Register's Office for said County.

Said Lot No. 20 fronts 29.09 feet along a curve on the easterly margin of an unnamed cul-de-sac on Long Branch and extends back 146.55 feet on the northerly line and 132.88 feet on the southwesterly line to a dead line in the rear, measuring 122.21 feet thereon.

Being part of the same property conveyed to John I. Johnson et ux Sandra P. Johnson by deed from Marion Thurman and wife, Eva M. Thurman, of record in Book 5376, Page 979, Register's Office for Davidson County, Tennessee.

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

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Commerce Union Bank of record in Book 5376, Page 981, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (X) property, known as Long Branch (House Number) (Street) Antioch, TN (P. O. Address) 37013 (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 hand s this 2nd day of September, 1980

x John D. Johnson
John I. Johnson

x Sandra P. Johnson
Sandra P. Johnson

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STATE OF ~~TENNESSEE~~ XXXXXX } KANSAS
~~Davidson County~~ } of Topeka

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John I. Johnson et ux Sandra P. 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 Topeka, ~~Tennessee~~ Kansas, this 2nd day of September 1980

Commission expires Jan. 8, 1984 Barbara J. Winders
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 (his oath / their several oaths) acknowledged (himself / themselves) 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

WARRANTY DEED

FROM
John I. Johnson et ux
Sandra P. Johnson

TO
Adlai S. Coffee and wife,
Brenda Y. Coffee

G 0 6 7 5 5 RUSH

IDENTIF. REFERENCE

SEP 9 11 42 AM '81

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

row 1 box 8 pnw

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

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RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

36093.63- CO
54.64 CO TX
.50 PRFEE
6.00 WDEED
CHECK 101.14-
0980805/09/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G0675.5

IDENTIF. REFERENCE

SEP 9 11 42 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 778886