Information furnished by seller

BOOK 5880 PAGE 172

4954 05/03 106.34- CHECK
G.8.9571

IDENTIF. REFERENCE

MAY 3 10 16 AM '82

FELIX Z. ... SIN II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$38,427.89 Charles M. Johnson Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1982.

Notary Public

MY COMMISSION EXPIRES April 17, 1983

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles M. Johnson, Jr. (NAME)	Third National Mortgage Co. (NAME)	8DA-29590
6318 Alamo Place (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	91-9
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	219

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, ~~XX~~ I, William V. Ritchie, Unmarried

HEREINAFTER CALLED THE GRANTOR~~S~~, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles M. Johnson, Jr. et ux Sarah Johnson

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. 26, Block "C" on the Plan of Croleywood Subdivision, Section II, as of record in Book 1130, Page 100, Register's Office for said County.

BEGINNING at a point in the northerly margin of Alamo Place at the corner of Lots No. 25 and 26; thence with the line between said lots north 145.6 feet to the southerly margin of a 20 foot strip dedicated for a road, as of record in Book 421, page 63, as shown on said plan; thence south 85 degrees 29 minutes east 885 feet to the Intersection of the westerly line of an unnamed roadway shown on said Plan; thence with the line of same southwestwardly 162 feet to a concrete monument and continuing with the same southwestwardly 10.6 feet to another concrete monument at the beginning of a curve; thence around said curve in a westerly direction 39.5 feet to another concrete monument in the northerly margin of Alamo Place; thence with the margin of same westwardly, passing another concrete monument at 20.9 feet, in all 38.6 feet to the point of beginning.

BEING the same property conveyed to William V. Ritchie, unmarried, by deed from Larry B. Smith and wife, Donna M. Smith, of record in Book 5692, page 565, Register's Office for Davidson County, Tennessee.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5692, page 569, said Register's Office, securing a promissory note dated December 17, 1980, payable to the order of Third National Mortgage Company, with a present unpaid principal balance of approximately $34,677.89, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.

unimproved ( )
This is improved (~~xx~~ property, known as 6318 Alamo Place, Nashville, TN 37209
(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 my hand this 30th day of April, 1982

WILLIAM V. RITCHIE: William V. Ritchie III

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William V. Ritchie

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 1982

Commission expires April 17, 1983

Notary Public

STATE OF TENNESSEE }

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

WILLIAM V. RITCHIE, UNMARRIED

TO

CHARLES M. JOHNSON AND WIFE,

SARAH JOHNSON

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5880 PAGE 174

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			38427.85- CO	
			99.84 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	106.34-
			4994A05/03/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

C.B. 957 I.

IDENTIF. REFERENCE

MAY 3 10 16 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 879015