BOOK 5945 PAGE 225

FORM NO. WD-1

H 11175

IDENTIF. REFERENCE

OCT 4 10 43 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,000.00

Penny Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 19 82

Notary Public

MY COMMISSION EXPIRES: 7/17/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Penny Rodgers (NAME)	Tennessee Housing Development Agency (NAME)	8 DA-13600
1814 26th Avenue (STREET ADDRESS OR ROUTE NUMBER)	c/o National Mortgage Company 4041 Knight Arnold Road (STREET ADDRESS)	81-6
Nashville (CITY) Tennessee (STATE) 37208 (P. O. ZIP)	Memphis (CITY) Tennessee (STATE) 38118 (ZIP)	255

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, A. P. Johnson, Sr. and wife, Sadie Ruth Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Penny Rogers, unmarried

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 Cumberland Gardens, Section Eight, of record in Book 3300, page 82, Register's Office for said County.

SAID Lot No. 20 fronts 50.0 feet on the easterly margin of 26th Avenue North and extends back 145.3 feet on the northerly line and 149.8 feet on the broken southerly line to a dead line in the rear, measuring 22.1 feet thereon.

BEING the same property conveyed to A.P. Johnson, Sr. and wife, Sadie Ruth Johnson by deed from Dodson Batson, Trustee, of record in Book 3614, page 499, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3435, page 225, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (X) property, known as 1814 26th Avenue North (House Number) (Street) Nashville (P. O. Address) Tennessee (City or Town) 37208 (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 30th day of September, 1982

A. P. Johnson, Sr.

Sadie Ruth Johnson

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. P. Johnson, Sr. etux Sadie Ruth 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 30th day of September 19 82

Commission expires 7-17-83

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

Penny Rodgers

TO

A. P. Johnson, Sr. etux

Sadie Ruth Johnson

Full

PATRICIA S. SPICER
ATTORNEYS AT LAW
1008 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 5945 PAGE 227

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
			29000.00- CO	
			75.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	81.90-
			2255A10/04/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 1 7.5

IDENTIF. REFERENCE

OCT 4 10 43 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 903004