FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 6125 PAGE 739

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,529.70

Bill R. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 1983

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys 1208 Fidelity Federal Building Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy R. Johnson (NAME)	The Kissell Company (NAME)	83-3-85
P. O. Box 712 (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	27W-16410
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (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, Sharon K. Matson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy R. Johnson and wife, Nell B. 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. 25 on the Plan of Pontotoc Subdivision of record in Book 547, page 113, Register's Office for said County.

Said Lot No. 25 fronts 60 feet on the southerly side of Pontotoc Avenue and extends back between parallel lines 157 feet to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to James H. Matson and wife, Sharon K. Matson, by deed from Mary J. Haynie of record in Book 5258, page 359, said Register's Office. The said James H. Matson and Sharon K. Matson having since been divorced and by decree of record in Minute Book 46A, page 483 of the Fifth Circuit Court of Davidson County, Tennessee, title to the subject tract was vested in Sharon K. Matson and divested out ot James H. Watson.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantor herein to The Kissell Company in the original principal amount of $30,900.00 of record in Book 5258, page 361, Register's Office for Davidson County, Tennessee. Assigned to North Carolina Mutual Life Insurance Company of record in Book 5315, page 126, Register's Office for Davidson County, Tennessee.

CHECK 08/31 98.80-

This is unimproved ( ) improved (X) property, known as 2110 Pontotoc Avenue Nashville, TN 37206
(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 August, 19 83

Sharon K. Matson
Sharon K. Matson

3600

STATE OF TENNESSEE
Davidson County

BOOK 6125 PAGE 740

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon K. Matson

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of August 1983

Commission expires 4/22/84

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

Sharon K. Matson

TO

Billy R. Johnson and wife,

Nell B. Johnson

IDENTIF. REFERENCE

H 7.0 3 5.8

AUG 31 8 51 AM '83

FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6125 PAGE 741

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
			35529.70- CO	
			92.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	98.80-
3600A	08/31/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7:0 3 5:8

IDENTIF. REFERENCE

Aug 31 8 51 AM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 975005