OFFICIAL RECEIPT

1523

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 5196 PAGE 65

Address New Owner(s):
Mr. & Mrs. Stephen Port
715 Main Street
Nashville, TN 37206

Send Tax Bills to:
First Federal Savings &
Loan of Giles County
P.O. Box 489
Pulaski, TN 38478

Map: 82-16
Parcel: 17
Field Book: 19W-630

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the Grantees' agreement to assume and pay the outstanding principal balance now due, plus future interest on, a certain promissory note in the original principal amount of $103,000.00, which is secured by a deed of trust of record in Book 5305, page 617, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, SAMUEL L. JOHNSON, III, and wife, LENORA HAMILTON JOHNSON, who joins in the execution of this instrument for the purpose of conveying any interest she may have in the hereinafter described property, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to STEPHEN PORT and wife, MARGARITA PORT (the "Grantee"), their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Being Lots Nos. 8 and 9 on the plan of W. L. Foster's First Addition to Edgefield, now East Nashville, as of record in Book 21, page 1, Register's Office for said County.
>
> Said Lots Nos. 8 and 9 front together 100 feet on the northerly side of Main Street and extend back between parallel lines, 170 feet to an alley, included in the above description but excluded therefrom is that part of premises conveyed to Nashville Housing Authority by deed of record in Book 3884, page 520, said Register's Office.
>
> Being the same property conveyed to Samuel L. Johnson, III by deed from Sallie P. Fulcher and husband, C. W. Fulcher, Jr. of record in Book 5198, page 346, said Register's Office.

This conveyance is made subject to: (1) 1983 taxes; (2) Assignment of Rents of record in Book 5305, page 625, Register's Office for Davidson County, Tennessee; and (3) UCC-1 Financing Statement of record in Book 5305, page 630, and continuation thereof in Book 6076, page 710, Register's Office for Davidson County, Tennessee.

This is improved property known as 715 Main Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and their heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of December, 1983.

SAMUEL L. JOHNSON, III

LENORA HAMILTON JOHNSON

12/16 510.90- CHECK

227

OFFICIAL RECEIPT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6196 PAGE 66

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Samuel L. Johnson, III, and Lenora Hamilton Johnson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 1983.

Notary Public

My Commission Expires: 1-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $194,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of December, 1983.

Notary Public

My Commission Expires: 1-20-85

Return to:
First Title and Escrow Co., Inc.
File Box 38

H 92596

IDENTIF. REFERENCE

Dec 16 3 36 PM '83

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

RECEIVED OF _____

FOR _____

BOOK 5196 PAGE 67

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
			194000.00- CAMT.	
			504.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	510.90-
0227A	12/16/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 92596

IDENTIF. REFERENCE

DEC 16 3 36 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 814