FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 29, 1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building 306 Gay Street Suite 203 Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L Johnston (NAME)	Same (NAME)	103-03-025
5510 Bon Air Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(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, Terrel L. Twyford and wife, Marietta Twyford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L Johnston and wife, Trisha Johnston

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:

Being Lot No. 99 on the Plan of RICHLAND MEADOWS, SECTION 2, as of record in Plat Book 2083 at page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 99 fronts 60 feet on the easterly margin of Bon Air Circle and extends back 170 feet on the northerly line and 160.5 feet on the southerly line to a rear lot line which measures 88.53 feet thereon.

Being the same property conveyed to Terrel L. Twyford and wife, Marietta Twyford by deed from Richland Development Company, recorded in Book 2299 at page 631, Registers Office for said County.

This conveyance is subject to taxes for the year 1984 and subsequent years, easements and restrictive covenants of record.

This is unimproved ( ) improved (XX) property, known as 5510 Bon Air Circle, Nashville, TN (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 our hand s this 30 day of December, 1983

Terrel L. Twyford by Marietta Twyford Marietta Twyford

Terrel L. Twyford Marietta Twyford

State of Tennessee
County of Davidson

On this 30th day of December, 1983, before me personally appeared Marietta Twyford, to me known to be the person who executed the foregoing instrument in behalf of Terrel L. Twyford acknowledeged that she executed the same as the free act and deed of said Terrel L. Twyford.

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Witness my hand and official seal.

Brent A. Campbell
Notary Public

My commission expires: January 19, 1986

State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)
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

TERREL L. TWYFORD and wife,

MARIETTA TWYFORD

TO

RICHARD L. JOHNSTON and wife,

TRISHA JOHNSTON

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

RECEIVED FOR RECORD
JAN 9 12 59 PM '84
DAVIDSON COUNTY, TENN.

6196

01/09 123.50- CHECK

2367

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

45000.00- CAMT.
117.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 123.50-
4882A01/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE
JAN 9 12 03 PM '84

No. 5345