BUYY

FORM NO. WD-1

BOOK 6317 PAGE 592

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,650.00

William Johnson Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 12th DAY OF June, 19 84.

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys Suite 500 One Church St. Bldg. Nashville. TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Johnson (NAME)	Commerce Union Bank (NAME)	75-9-188
240 Bonnafield Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	4D-34615
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, Donald E. Gann and Brenda K. Gann Ferguson, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Johnson and wife, Ruth 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. 1135 on the Plan of Hermitage Hills Section 9, as of record in Book 3600, page 97, Register's Office for said County.

Said Lot No. 1135 fronts 77.6 feet on the southerly margin of Bonnafield Drive and extends back on the easterly margin of 169.45 feet and 170.0 feet on the westerly margin to a dead line in the rear which measures 84.43 feet thereon.

Being the same property conveyed to Donald E. Gann and wife, Brenda K. Gann, by deed from Commerce Union Bank of record in Book 5774, page 344, Register's Office for Davidson County, Tennessee. The said parties having since been divorced and Brenda K. Gann has remarried and is now Brenda K. Gann Ferguson.

This conveyance is subject to restrictive covenants of record in Book 3864, page 441 Register's Office for said County; easements and setback lines as set forth on the above plan of record; 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 Grantors herein to Commerce Union Bank in the original principal amount of $45,000.00, of record in Book 5774, page 347, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 240 Bonnafield Drive, Hermitage, TN 37076
(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 12th day of June, 19 84

Donald E. Gann

Brenda K. Gann Ferguson

Raymond T. Ferguson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald E. Gann and Brenda K. Gann Ferguson

the bargainor s, 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 12th day of June, 19 84.

Notary Public

Commission Expires 2/19/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

I 2 9 8 0 1

FROM

Donald E. Gann and

Brenda K. Gann Ferguson

IDENTIF. REFERENCE

TO

William Johnson and wife,

Ruth Johnson

JUN 18 12 40 PM '84

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -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
			55650.00- CAMT.	
			144.56 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	151.06-
5808A06/18/84			CRL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 9 8 0 1

IDENTIF. REFERENCE

JUN 19 12 40 PM '84

REGISTER

No. 0045085