3513

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6388 PAGE 126

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs. Lee Ensign Johnson, Jr. (NAME)	First Tennessee Bank N.A. Memphis (NAME)	75-06
4612 Skymont Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	124
Nashville, TN. 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38101 (CITY) (STATE) (ZIP)	FB# 4D-34920

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, METROPOLITAN HOUSING, LTD., a Tennessee limited partnership,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONA S. JOHNSON and husband, LEE ENSIGN JOHNSON, JR.

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 21 on the Plan of Hermitage Estates, Section 5, as of record in Plat Book 4175, page 67, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Metropolitan Housing, Ltd., a Tennessee limited partnership, by deed from C. Dwight Hooper and wife, Mobra Elaine Hooper of record in Book 5997, page 699, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been assumed by the Buyer(s); (2) Restrictions of record in Book 4200, page 227, Book 3460, page 583 and Book 4341, page 247; and (3) All matters appearing on the Plan of record in Plat Book 4175, page 67, said Register's Office.

As part of the consideration for this transfer, the grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated September 25, 1979, in the original principal sum of $58,600.00, payable to First Tennessee Bank N.A. Memphis in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5506, page 771, said Register's Office.

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IDENTIF. REFERENCE

SEP 25 8 30 AM '84

REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 325 Monaco Drive Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of September, 19 84

METROPOLITAN HOUSING, LTD.

BY: S. L. Johnson III

S. L. JOHNSON, III, General Partner

STATE OF TENNESSEE
COUNTY OF _____ BOOK 6388 PAGE 127

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires _____ Notary Public _____

~~STATE OF TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the METROPOLITAN HOUSING, LTD., the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by ~~signing~~ the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at Nashville, this 20th day of ~~of~~ September, 19 84.

_____ Notary Public

~~Commission expires~~ _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared S. L. Johnson, III, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a general partner of Metropolitan Housing, Ltd., the within named bargainor, a partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal, at office in Nashville, Tennessee this 20th day of September, 1984.

Notary Public

My Commission Expires: 1/20/85

**or proven to me on the basis of satisfactory evidence,

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Dona S Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 19 84.

MY COMMISSION EXPIRES: 1/20/85
(AFFIX SEAL)

Notary Public

2908 09/25 [illegible] - CHECK

WARRANTY DEED

FROM METROPOLITAN HOUSING, LTD.

TO DONA S. JOHNSON and husband, LEE ENSIGN JOHNSON, JR.

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box 38

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6388 PAGE 128

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
			78000.00-	CAMT.
			202.80	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	209.30-
2908A	09/25/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 1 6 9 3

IDENTIF. REFERENCE

SEP 25 8 30 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0071364