File
23

Address New Owner as follows:	Send tax bills to:	Map & Parcel
Dellmar E. Johnson etux 1404 Ocoee Trail Madison, TN 37115	Same	Map 51-12 Parcel 10 11D-66375

BOOK 6534 PAGE 876

WARRANTY DEED

FOR AND IN CONSIDERATION 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, Ruth Ellen Cook, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said Dellmar E. Johnson and wife, Mary Irene Johnson, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 25 on the Map of Section One, Morningside Heights, of record in Book 1130, page 76, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Barry Drive, the common corner of Lots Nos. 24 and 25; thence with the line between said lots, northwesterly 145 feet to the easterly line of Lot 27; thence with the line between Lots 25 and 27, southerly 24 feet to the corner of Lot 27; and continuing southerly, with the line between Lots 25 and 26, 104.7 feet to the northerly margin of Berkley Drive; thence with the margin of said Drive, easterly 104.25 feet to the beginning of a curve; thence with said curve, northeasterly 47.1 feet to the westerly margin of Barry Drive; thence with the margin of the same, northerly 51.99 feet to the beginning.

Being the same property title to which was vested in Ruth Ellen Cook by decree of the Davidson County Chancery Court in the case of Cook v. Cook in Minute Book 112, page 509, and by deed from Robert L. Hornbostel and wife, Delores M. Hornbostel, of record in Book 4411, page 939, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 101 Barry Drive, Madison, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Dellmar E. Johnson and wife, Mary Irene Johnson, their heirs and assigns forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

3599

CHECK 34.17 69.68-

1.9.7.0.7.7

T IDENTIF. REFERENCE

APR 17 9 08 AM '85

DAVIDSON COUNTY, TN

WITNESS my hand on this the 9th day of April, 1985.

Ruth Ellen Cook
Ruth Ellen Cook

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth Ellen Cook, unmarried, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 9th day of April, 1985.

Linda Worden
NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $24,320.63.

Dillman E Johnson
Affiant

Subscribed and sworn to before me this the 9th day of April, 1985.

Linda Worden
NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6534 PAGE 878

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

24320.63- CAMT
63.18 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 69.68-
8699A04/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 7 0 7 7

IDENTIF. T. REFERENCE

APR 17 9 09 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 125515