FORM NO. WD-1

BOOK 6783 PAGE 1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 1986

Notary Public

MY COMMISSION EXPIRES: April 14, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM B. BRUCE, 1610 Parkway Towers, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Timmons, et ux. (NAME)	Wachovia Mortgage Company (NAME)	161 11 39
538 Huntington Parkway (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3174 (STREET ADDRESS)	60U 74124
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, NC 27102 (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~~ I, JOSEPH FREDERICK JOHNSON, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT S. TIMMONS and wife, DONNA T. TIMMONS,

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. 349 on the Plan of Section Three, Huntington Park of record in Book 4460, page 68, Register's Office for said County.

Said Lot No. 349 fronts 75.0 feet on the northerly margin of Huntington Parkway and extends back 176.4 feet on the easterly line and 184.8 feet on the westerly line to a dead line in the rear, measuring 75.47 feet thereon.

Being the same property conveyed to Joseph F. Johnson Sr. and wife Sara Hillyard Cruse Johnson by Quitclaim Deed from Ted F. Walker, Trustee, of record in Book 4909, page 272, Register's Office for Davidson County, Tennessee. The said Sara Hillyard Cruse Johnson having since quitclaimed her interest in said property to Joseph Frederick Johnson by deed of record in Book 6527, page 139, Register's Office for Davidson County, Tennessee.

1-7 107 • 20 - CHECK

This is unimproved ( ) improved (X) property, known as 538 Huntington Parkway, Nashville, Tennessee 37211
(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 my hand this 17th day of JANUARY, 1986

JOSEPH FREDERICK JOHNSON

E9-3

STATE OF TENNESSEE
Davidson County

BOOK 6765 PAGE 2

Personally appeared before me, William Bruce, a Notary Public in and for said County and State, the within named JOSEPH FREDERICK JOHNSON

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of JANUARY 1986

Commission expires April 19, 1987

William Bruce
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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

JOSEPH FREDERICK JOHNSON
unmarried

TO

ROBERT S. TIMMONS
and wife,
DONNA T. TIMMONS

THIS INSTRUMENT PREPARED BY:

WILLIAM B. BRUCE
1610 Parkway Towers
404 James Robertson Pwy.
Nashville, TN 37219
(615) 244-5432

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN
JAN 17 1 48 PM '86

IDENTIFICATION REFERENCE
6 9 7 6 4.

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 6765 PAGE 3

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

65600.00- CAMT.
180.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 187.20-
6993A01A17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6' 9 7 6 4

IDENTIFICATION REFERENCE

JAN 17 1 49 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 211723