CBRMS# SRX-1007-05

This Instrument Prepared by

SAFECO TITLE INSURANCE COMPANY
P.O. BOX 724386
ATLANTA, GEORGIA 30339

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description

WARRANTY DEED

BOOK 5773 PAGE 400

THIS INDENTURE, made this 22nd day of July, A. D., 1985, between

MICHAEL R. JOHNSON and PATRICIA L. JOHNSON, husband and wife,

County, Tennessee, First Parties, and

DAVID A. WINTON AND WIFE, JANICE ANN WINTON

County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of Ten & No/100 and other good and valuable considerations--------Dollars ($-10.00--)

to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit: Situated in District No.---- of DAVIDSON COUNTY, STATE OF TENNESSEE:

BEING Lot No. 50 on the Plan of "The Country", Section 2, of record in Book 5050, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 80.0 feet on the East margin of Timber Trail, and extends back between parallel lines 135.0 feet to a line on the rear measuring 80.0 feet.

Subject to easements, limitations or restrictions of record, if any.

BEING the same property conveyed to Michael R. Johnson and wife, Patricia L. Johnson by deed from Randall Phillips Builders, Inc., of record in Book 5227, page 238, Register's Office for Davidson County, Tennessee.

7.27 I.O

IDENTIFICATION REFERENCE

JAN 30 1 38 PM '86

FELIX T. WILSON III REGISTER
DAVIDSON COUNTY, TN

rson or Agency Responsible
r Payment of Taxes

me Citizens & Southern Mtg. Co.
dress P.O. Box 656
Tucker, GA 30085-0656

ADDRESS NEW OWNERS:

David A. Winton
3329 Timber Trail
Antioch, TN 37013

MAP & PARCEL NOS.

150-3
45
2D-41976

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

R. Craig Cason (L. S.)

Michael R. Johnson (L. S.)
MICHAEL R. JOHNSON

Robyn D. Jones (L. S.)

Patricia L. Johnson (L. S.)
PATRICIA L. JOHNSON

STATE OF TENNESSEE
Davidson County } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State MICHAEL R. JOHNSON and PATRICIA L. JOHNSON

_____, the within named bargainors, 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 office this 22nd day of July 1985

Karen Morella
Notary Public

My Commission expires 11-17-86

STATE OF Tennessee
COUNTY OF at-large } ss.

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

_____, the within named bargainors, 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 office, in _____ County, this _____ day of _____ 19____

_____
Notary Public

My Commission expires _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 79,500.00 Affiant David C. Clinton

Subscribed and sworn to before me this 28th day of January 19 86

Notary Public

COMMISSION EXPIRES: 10-24-88

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

RECEIVED OF _____

FOR _____

BOOK 6773 PAGE 402

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			75500.00- CAMT.	
			206.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	213.20-
0532A01/30/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2 7.1 0

IDENTIFICATION REFERENCE

JAN 30 1 58 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 215175