BOOK 6785 PAGE 159

#17809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,500.00

X [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF December, 1985.

[signature]
Notary Public

MY COMMISSION EXPIRES 10-19-86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Thrid Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| JOHN T. MASTEN et ux (NAME) | Metropolitan Federal S & L Assn. (NAME) | 150-5 |
| 766 Rodney Dr. (STREET ADDRESS OR ROUTE NUMBER) | 230 4th Avenue North (STREET ADDRESS) | 385 |
| Nashville Tn 37205 (CITY) (STATE) (ZIP CODE) | 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 A. J. JOHNSON et ux GAIL JOHNSON and JOHN COOK et ux VIRGINIA COOK

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN T. MASTEN et ux JEANIE L. MASTEN

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, being Lot No. 14B, Zone Lot Division of Lots 9, 10, 11, 12, 13, & 14, Cherry Hills, Section 12, as in Book 6250, Page 734, said Register's Office.

BEING the same land conveyed to A. J. JOHNSON et ux GAIL JOHNSON and JOHN COOK et ux VIRGINIA COOK of record in Book 6595, Page 43, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Metropolitan Federal Savings and Loan Association of record in Book 6726, page 619, said Register's Office for Davidson County, Tennessee, and also that the account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

CHECK

unimproved ( )
This is improved (X) property, known as 3225 LuAnn Drive Nashville, TN 37217
(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 31st day of December, 1985

[signature]
A. J. JOHNSON

[signature]
JOHN COOK

[signature]
GAIL JOHNSON

[signature]
VIRGINIA COOK

STATE OF TENNESSEE
Davidson County

BOOK 6785 PAGE 151

Personally appeared before me, UNDERSIGNED, a Notary Public in and for said County and State, the within named A. J. Johnson and wife, Gail Johnson, and John Cook and wife, Virginia Cook

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 19 86

Commission expires 10/14/86

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

A. J. Johnson and wife, Gail Johnson

John Cook and wife, Virginia Cook

TO

John T. Masten and wife,

Jeanie L. Masten

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

IDENTIFI REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
FEB 19 | 56 PM '86

2 | 8 9 7

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

RECEIVED OF _____

FOR _____

BOOK 6785 PAGE 152

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

74500.00- CONT.
193.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 200.20-
5615A02/19/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

7.6.8.1.2

IDENTIFICATION REFERENCE

FEB 19 1 56 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 220127