BOOK 6979 PAGE 259

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September 19 86

Notary Public

MY COMMISSION EXPIRES: 3-14-90

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Robert L. Johnson | The Lomas & Nettleton Company | MAP 162-8 |
| (NAME) | (NAME) | |
| 19 Tusculum Road | 2001 Bryan Tower | PARCEL 89 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Antioch, TN 37013 | Dallas, Texas 75201 | 5DU-76947 |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Frank Batson Quality Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Johnson, Jr. and wife Janet L. Johnson

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.

BEING Lot No. 3 on the Plan of Lane Property, Section 2, as of record in Book 6050, page 136, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Frank Batson Quality Homes, Inc. by Quitclaim Deed from Frank C. Batson and wife Judy W. Batson, of record in Book 6979, page 257, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6848, page 500 and Book 6050, page 136, Register's Office for said County.

This conveyance is subject to any and all existings easements and restrictions of record.

This is unimproved ( ) improved (XX) property, known as 19 Tusculum Road, Antioch, TN 37013
(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 5th day of September, 19 86

Frank Batson Quality Homes, Inc.
By: Frank C. Batson, Pres
Frank C. Batson, President

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, 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 _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and XXX with whom I am personally acquainted and who upon (his oath ~~their several oaths~~) acknowledged (himself ~~themselves~~) to be the President and XXX XXXXXXXXX respectively of the Frank Batson Quality Homes, Inc. the within named bargainor, and corporation, and that (he) (they) as such President and XXX being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Frank C. Batson as such President, and attesting the same by the said XXXXXXXXXXXXXXXXXXXXXXXXX as such _____

Witness my hand and official seal at office at Nashville on this the 5th day of September 19 86

My commission expires 3-14-90

_____
Notary Public

4217.9

IDENTIFICATION REFERENCE

SEP 16 8 12 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM
Frank Batson Quality Homes, Inc.

TO
Robert L. Johnson and wife, Janet L. Johnson

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR _____

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

68500.00- CAMT.
191.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 198.30-
2152A09/16/86 BAL .00

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

42179

IDENTIFICATION REFERENCE

SEP 16 8 12 AM '86

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

**No.** 294958