file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
John T. Masten
705 LuAnn Court
Antioch, TN 37013

MORTGAGEE:
Investors Federal Savings Bank
109 Walton Ferry Road
Hendersonville, TN. 37075

MAP-PARCEL NUMBERS:
150-5-390
2D-74235

WARRANTY DEED

BOOK 7143 PAGE 755

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged, A. J. Johnson and wife, Gail H. Johnson hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John T. Masten and wife, Jeanie L. Masten hereinafter called the Grantee, Grantee's 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. 5-B on the plan of Zone Lot Division of Lots 3, 4, and 5, Cherry Hills, Section 12, of record in Book 6250, pages 174 & 175, amended in Book 6900, page 40, Register's Office for said County.

SAID Lot No. 5-B fronts 52.00 feet on the northerly margin of LuAnn Court and extends back 134.52 feet on the broken, westerly line and 154.98 feet on the easterly line to a dead line in the rear, measuring 45.00 feet thereon.

Being the same property conveyed to A. J. Johnson and wife, Gail H. Johnson by deed from Harold Reeves, Trustee, with full power to sell, transfer or otherwise encumber without the joinder of any beneficiary of record in Book 6745, page 567, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6436, page 642 and amended in Book 6502, page 152; Book 6900, page 40, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is ~~not~~ improved property, known as 702 LuAnn Court, Antioch, TN. 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 20th day of February, 1987.

Gail H. Johnson

Gail H. Johnson

A. J. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of February, 1987, before me personally appeared A. J. Johnson and wife, Gail H. Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7143 PAGE 756

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 75,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 20th day of February, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
FEB 23 12 22 PM '87

IDENTIFICATION REFERENCE

0 8 1 9 6

WARRANTY DEED

from:
A. J. Johnson and wife, Gail H. Johnson

to:
John T. Masten and wife, Jeanie L. Masten

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-26097

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

RECEIVED OF _____

FOR _____

BOOK 7143 PAGE 757

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

75500.00- CAMT.
211.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 817.90-
32:CA05/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 6. 1. 8. 0.

IDENTIFI REFERENCE

FEB 23 12 23 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 48517