BOOK 7219 PAGE 272

Address New Owner as Follows:	Send tax bills to:	Map & Parcel
Sylvia Donald 1404 Ocoee Trail Madison, Tennessee 37115	SAME	Map 53-14 Par 57,55 & 56

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, Mary Irene Johnson hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said Sylvia Donald, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 28, 29 and 30 on the Map of Nawakwa Hills, Powwow Addition, Section No. 1 as of record in Book 843, page 79, of Register's Office for Davidson County, Tennessee.

Said Lots Nos. 28, 29 and 30 adjoin and front 50 feet each on the westerly side of Ocoee Trail and extend back between parallel lines 150 feet to a dead line and measure 50 feet each thereon.

Being the same property conveyed to Mary Irene Johnson by deed from Dellmar Eugene Johnson and wife, Mary Irene Johnson and James Patrick Nichol, Trustee, of record in Book 4295, page 277, Register's Office for Davidson County, Tennessee.

Dellmar Eugene Johnson, husband of Mary Irene Johnson, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to him by virtue of his marriage to Mary Irene Johnson, and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

This property is conveyed subject to the Plan of record in Book 843, page 79, said Register's Office.

A purchase money deed of trust is being filed simultaneously herewith.

This is improved property known as 1404 Ocoee Trail, Madison, Tennessee.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Sylvia Donald, her heirs and assigns forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 on this the 16th day of April, 1987.

Mary Irene Johnson
Mary Irene Johnson

Dellmar Eugene Johnson
Dellmar Eugene Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Irene Johnson,* the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. *and husband, Dellmar Eugene Johnson,

Witness my hand and official seal on this the 16th day of April, 1987.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $39,500.00.

Sylvia Dowell
Affiant

Subscribed and sworn to before me this the 16th day of April, 1987.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service
9000 East Church Street
Brentwood, TN 37209

2026.5

IDENTIFICATION REFERENCE

APR 29 3 56 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7219 PAGE 274

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

39508.00- CAMT.
110.60 CSTAX
.50 PRFE
6.00 WDEED
CHECK 117.10-
070804/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2026 5

IDENTIFICATION REFERENCE

APR 29 3 56 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.75406