NEW OWNER:

JAMES RICHARD JOHNSON
2185 TINNIN ROAD
GOODLETTSVILLE, TN. 37072

MORTGAGEE:

MORTGAGE TRUST COMPANY
2401 HILLSBORO ROAD, SUITE 100,
NASHVILLE, TN. 37212

MAP & PARCEL:

7-121

FILE NO. 43

CORPORATE FORM

WARRANTY DEED

S.T.C. Tract Reference: _____

THIS INDENTURE, made and entered into this 27th day of May 1987, by and between Freedlander, Inc. The Mortgage People successors in interest to Freedlander Financial Services Corporation a corporation organized and existing under and by virtue of the laws of the State of Virginia, County of Henrico party of the first part, and

BOOK 7256 PAGE 654

James Richard Johnson, single

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of State of Tennessee:

SEE ATTACHMENT "A"

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

Notwithstanding any printed material to the contrary herein, Grantor's warranties herein are limited to matters affecting the title to said property during Grantor's ownership thereof.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered,

Subject to any and all easements, restrictions and conditions of record.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. claiming the same by, through or under it, but not further or otherwise.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

FREEDLANDER, INC. THE MORTGAGE PEOPLE

ATTEST:

Janet B. Wagoner

Janet B. Wagoner, Asst Secretary

By: D. G. Kelly, S.V.P.
Senior Vice President
Irwin A. Heller

STATE OF Virginia, COUNTY OF Henrico

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Irwin A. Heller with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Senior Vice President of Freedlander, Inc. The Mortgage People the within named bargainor, a corporation, and that he as such Senior Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Senior Vice President.

WITNESS my hand and Official Seal at office this 27th day of May 1987

My commission expires October 23, 1989

Notary Public

(FOR RECORDING DATA ONLY)

Property address 2185 Tinnin Rd., Goodlettsville, TN. 37072

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Mortgage Trust Compnay
2401 Hillsboro Rd., Suite 100,
Nashville, TN. 37212

This instrument prepared by:
Freedlander, Inc. The Mortgage People

State tax	$
Register's fee	.50
Recording fee	4.00
Total	

T.G. #

Return to: STEVEN G. WATERS, ATTY. AT LAW
SUITE 204, 2019 RICHARD JONES RD.
NASHVILLE, TENNESSEE 37215

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ [illegible], which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of May 1987

Notary Public

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989

D25-11

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by R. L. Montaya, Land Surveyor, dated January 25, 1983, as follows:
BEGINNING at a point in the center line of Tinnin Road at its intersection with the center line of a 50-foot right-of-way easement to the Goodlettsville Church of Christ, and thence with said center line of said easement S 56 degrees 49' 41" W 300.89 feet to a point thence S 50 degrees 08' 43" W 182.51 feet to a point; thence S 68 degrees 13' 37" W 81.67 feet to a point; thence S 86 degrees 41' 59" W 83.26 feet to a point; thence leaving said center line of said easement N 2 degrees 31' 37" E 155.00 feet to a point, thence N 17 degrees 26' 06" W 111.70 feet to a point, thence N 65 degrees 44' 45" E 504.26 feet to a point in the center line of Tinnin Road, thence with said center line of said road, S 37 degrees 48' 14" E 192.20 feet to the beginning and containing 3.071 acres, more or less.

Being the same property conveyed to Freedlander Financial Services Corporation by Trustees Deed from Joseph Bowman et ux Pamela Bowman of record in Book 7137, Page 884, Register's Office, Davidson County, Tennessee.

32478

IDENTIFICATION REFERENCE

JUN 3 11 51 AM '87

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

RECEIVED OF _____

FOR _____

BOOK 7256 PAGE 656

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

62000.00- CAMT.
173.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 180.10-
4724A06/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32478

IDENTIFICATION REFERENCE

JUN 3 11 51 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 89117