STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $17,500.00.

John T. Masten
Affiant

Subscribed and sworn to before me, this 29th day of July, 1987.

Arthur L. Lauer
Notary Public

My Commission expires: 9-11-90

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Mortgagee:	Send Tax Bills to:	Map-Parcel Numbers
John T. Masten etux 705 Lou Ann Ct Antioch, TN 37013	Metropolitan Federal Savings & Loan Assoc. 230 4th Ave. North Nashville, TN 37219	Metropolitan Federal Savings & Loan Assoc. 230 4th Ave. North Nashville, TN 37219	105-10-154 2D 75293

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby aeknowledged, We, **A. J. JOHNSON, JOHN J. COOK, AND ALLEN EARPS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN T. MASTEN AND WIFE, 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:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Roundwood Forest, Section Two, as of record in Book 6250, page 548, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to A. J. Johnson, John J. Cook and Allen Earps by deed from Carl D. Elam and Samuel R. Elam of record in Book 6301, page 867, and by deed from Kent Burgess and Billie Burgess of record in Book 6301, page 873 and by deed from Richard A. Lewis and Delores Lewis of record in Book 6301, page 870, said Register's Office.

Subject property is not the usual place of residence of either of the grantors.

This conveyance is made subject to:

1. 1987 Metro taxes, prorated and assumed by Grantees.
2. Restrictive covenants of record in Book 6458, page 97, said Register's Office.
3. The Plan of record in Book 6250, page 548, said Register's Office.

5216 7
FRONTIER TITLE REFERENCE
AUG 3 3 37 PM '87
DAVIDSON COUNTY

4. Right-of-way deeds for Hamilton Church Road to Davidson County, Tennessee, of record in Book 2544, page 399, 400, and 403, said Register's Office.

5. Easements granted by instruments of record in Book 3570, page 395, said Register's Office, for the installation of pipe lines and other utility installation together with the possible right to install multiple and additional lines from time to time together with possible rights of access and maintenance, specific reference to said instrument being here made for the pertinent data, relating to the rights and interest therein contained.

This is improved property, known as _____
(House Number) (Street)

_____
(P. O. Box) (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, theirs 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 hands this 29th day of July, 1987.

A. J. Johnson

John J. Cook

John J. Cook

Allen Earps

Allen Earps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, A. J. Johnson, John J. Cook and Allen Earps, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 1987.

Arthur R. Bauer
Notary Public

My Commission Expires: 9-11-90

7314

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7314 PAGE 928

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

1750.00- CASH
49.00 STAX
.50 PRFEE
6.00 FEE
CHECK 55.50-
736oA08/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52187

IDENTIFICATION REFERENCE

Aug 3 3 37 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 01381