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WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 45,000.00 .

X Nina Ground
Affiant

SWORN to and subscribed before me on this the 23rd day of July, 1987.

Ellen B. Mc[illegible]
NOTARY PUBLIC

My Commission Expires: 4/12/90

MORTGAGEE:
Old Hickory Employee's Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Nina I Ground	same	44-15 188 Am
808 Jones Street		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, WALLACE G. JOHNSON and wife, DOROTHY F. JOHNSON, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto LEE A. SANFT and NINA I. GROUND, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEING Lot No. 226, Section "A", Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 68, Registers' Office for Davidson County, Tennessee; fronting 59.9 feet on Jones Street, containing 0.12 acres, more or less.
>
> BEING the same property conveyed to DOROTHY F. JOHNSON by Deed from WALLACE G. JOHNSON of record in Book 4330, page 386, Register's Office for Davidson County, TN.
>
> The said WALLACE G. JOHNSON joins in this conveyance to convey any marital or other rights he may have in said property by reason of his marriage to the said DOROTHY F. JOHNSON.

This is improved property known as 808 Jones Street, Old Hickory, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 our hands this 23rd day of July, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Wallace G. Johnson
WALLACE G. JOHNSON

X Dorothy F. Johnson
DOROTHY F. JOHNSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WALLACE G. JOHNSON and wife, DOROTHY F. JOHNSON, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, TN 37075, this the 23rd day of July, 1987.

Ellen B. May
NOTARY PUBLIC

My Commission Expires: 11/12/90

ELLEN B. MAY NOTARY PUBLIC DAVIDSON COUNTY

53380

TICOR TITLE INSURANCE

Aug 6 11 56 AM '87

DAVIDSON COUNTY, TENN.
REGISTER'S OFFICE

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 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

4500 .00- CASH
126.50 C-TAX
.50 PRFEE
6.00 MISC
CHECK 132.50-
8691A08/06/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 3 3 8 0

IDENTIFICATION REFERENCE

Aug 6 11 56 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 02675