File Box 9

BOOK 7495 PAGE 696

Map: 116-16-A

Parcel: 3

# WARRANTY DEED

Address of New Owner(s)
Mr. & Mrs. Charles M. Johnson
4116 Estes Road
Nashville, Tennessee 37215

Send Tax Bills To:

SAME

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan
Suite 302, 315 Union Street
Nashville, Tennessee 37201

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or CHECK 496.50
value (whichever is greater) for
this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me this 18th day of March, 1988.

Notary Public

My Commission Expires: 7-13-91

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

For and in Consideration of the sum of ONE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Ruth Routh, a widow, have bargained and sold, and by these presents do transfer and convey to Charles M. Johnson and wife, Martha C. Johnson, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in said county, being Unit No. 2-A located on Lot No. 2 of "The Garden" as shown on the plan of record in Book 5200, page 224, Register's Office for said county, and as more particularily described by Exhibit "B", Lots 1 and 2, "The Garden Condominium", of record in Book 5810, page 170, said Register's Office, to which reference is here made.

Unit No. 2-A is conveyed subject to the Master Deed of record in Book 5537, page 793, and attendant By-Laws of record in Book 5537, page 799, as made applicable to Unit 2-A in Book 5810, page 167, said Register's Office.

Being the same property conveyed to Porter W. Routh and wife, Ruth Routh, by warranty deed from Gania Clayton, of record in Book 6658, Page 914, said Register's Office. Porter W. Routh is deceased, and Ruth Routh is his surviving spouse.

This is improved property, known as 4116 Estes Road, Nashville, Tennessee 37215.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Charles M. Johnson and wife, Martha C. Johnson, their heirs and assigns, forever.

I, Ruth Routh, do represent to Charles M. Johnson and wife, Martha C. Johnson, that I am lawfully seized and possessed of

the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

I, Ruth Routh, do bind myself, my heirs and representatives, to warrant and forever defend the title to the above described land to Charles M. Johnson and wife, Martha C. Johnson, their heirs and assigns, against the lawful claims of all persons.

Witness this 18 day of March, 1988.

Ruth Routh

By: James D. Jordan,
Attorney-in-Fact for Ruth Routh

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JOHN V. ADAMS, a Notary Public in and for the above County and State, the within named James D. Jordan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be Attorney-in-Fact for Ruth Routh, the bargainor, and that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of March, 1988.

NOTARY PUBLIC

My Commission Expires: 7-13-91

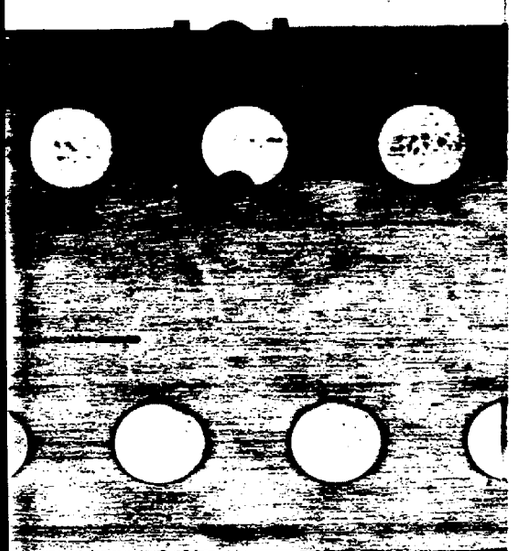
JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENN.

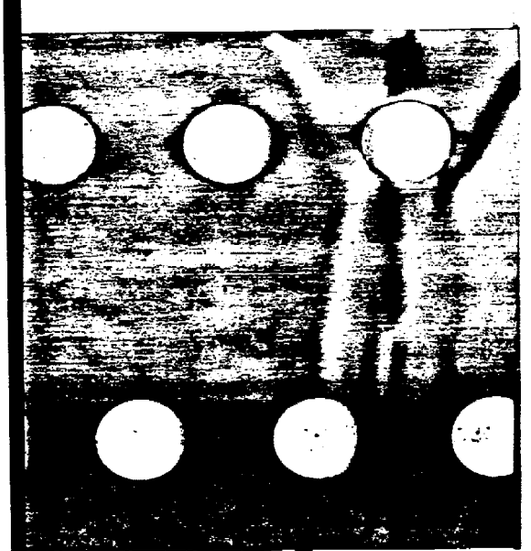
14319

IDENTIFICATION REFERENCE

MAR 21 2 58 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7495 PAGE 698

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT
175000.00
CON TX 490.00
CON TX 490.00
PRFEE 0.50
WDEED 6.00
VOID
CON TX 490.00-
~~TOTAL 496.50~~
~~CHECK 496.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/21/88 01 15:03 0001 7958

14319

IDENTIFICATION REFERENCE

MAR 21 2 58 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 72550