FILE #8651

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7807 PAGE 547

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JUDY DARLENE JOHNSON | THE NEW YORK GUARDIAN MORTGAGEE | MAP 160-14-C |
| (NAME) | (NAME) | |
| 708 Foxridge Drive | P. O. Box 840 | PARCEL 8.00CO |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Brentwood, Tennessee 37027 | Hempstead, NY 11551 | FB #6DU79380 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SHELLEY S. MANGRUM, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUDY DARLENE JOHNSON, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 708 on the Plan of Brentwood Trace Condominiums Section II of record in Plat Book 5200, pages 376 and 377, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace Condominiums Section Two, a horizontal property regime established by Master Deed of record in Book 5818, page 915, said Register's Office.

Being the same property conveyed to Shelley S. Mangrum by Installment deed from Stephen A. Campbell and wife, Alie Michael Campbell, of record in Book 6605, page 830, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been assumed by the Grantee; (2) Master Deed of record in Book 5818, page 915; (3) By-Laws of record in Book 5818, page 925, amended in Book 5868, page 70; and (4) All matters appearing on the Plan of record in Plat Book 5200, pages 376 and 377, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated March 23, 1987, in the original principal sum of $57,950.00, payable to City Federal Savings Bank in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 7183, page 340, corrected in Book 7205, page 914, said Register's Office.

unimproved ( ) This is improved (XX) property, known as 708 Foxridge Drive, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of March, 1989

Shelley S. Mangrum

SHELLEY S. MANGRUM

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELLEY S. MANGRUM, unmarried with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of March, 19 89.

My commission expires May 8, 1991 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

Apr 4 8 19 AM '89

INFORMATION REFERENCE

21509

1744 04/04 0101 03CHECK 221.33

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,076.30

Judy Darlene Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 1989.

MY COMMISSION EXPIRES: May 8, 1991
(AFFIX SEAL)

Notary Public

WARRANTY DEED

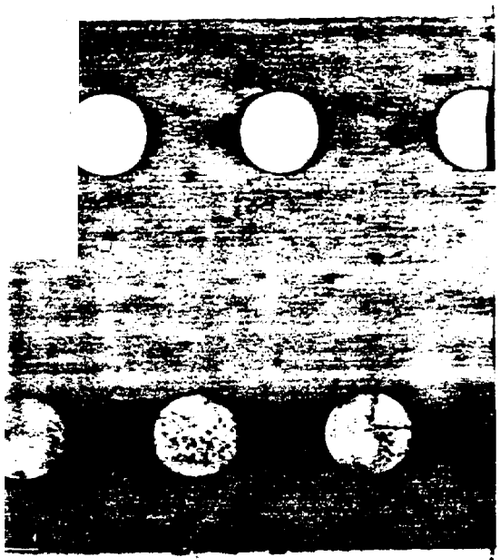
FROM SHELLEY S. MANGRUM, unmarried

TO JUDY DARLENE JOHNSON, unmarried

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





**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 |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 65076.30 |
| CON TX | 214.83 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 221.33 |
| CHECK | 221.33 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 174

2 1 5 U 9.

IDENTIFICATION REFERENCE

APR 4 8 19 AM '89

FELIX Z WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 196183