BOOK 1 PAGE

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,563.27

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 19 89

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

**THIS INSTRUMENT WAS PREPARED BY**
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David C. Johnson (NAME) | Leader Federal Bank for Savings (NAME) | MAP 150-6 |
| 2948 Brantley Drive (ADDRESS) | P. O. Box 1860 (ADDRESS) | PARCEL 10.00 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Memphis, TN 38101-1860 (CITY) (STATE) (ZIP) | 2D-59164 |

FOR AND 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, WE, Richard E. Bracy and wife, Leslie C. Huey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Johnson and wife, Diane L. Johnson

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

Being Lot No. 251 on the Plan of the Resubdivision of Lot No. 359, Percy Priest Meadows, Section I, (Resubdivision of Reserve Parcel 34) and Lot No. 251, Cherry Hills, Section 8, of record in Book 4660, page 175, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard E. Bracy and wife, Leslie C. Huey by deed from Dorris Wayne Pope and wife, Donna Gayle Pope of record in Book 7184, page 219, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Plat Book 4660, page 175, Book 4815, page 647 and Book 4728, page 118 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Richard E. Bracy and wife, Leslie C. Huey to Leader Federal Savings & Loan Association, dated March 26, 1987 with an approximate unpaid principal balance of $73,563.27 of record in Book 7184, page 213, Register's Office for said County, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

IF THIS PROPERTY IS SOLD WITHIN FIVE YEARS FROM DATE OF THIS DEED THE NEW BUYERS WILL HAVE TO QUALITY TO ASSUME THE MORTGAGE OF RECORD IN BOOK 7184, PAGE 213, REGISTER'S OFFICE FOR SAID COUNTY.

unimproved ( )
This is improved ( X ) property, known as 2948 Brantley Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (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, 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 hand s this 20th day of July, 19 89

Richard E. Bracy

Leslie C. Huey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7897 PAGE 203

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard E. Bracy and wife, Leslie C. Huey

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 1989.

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

5.2 I O. I.

INTENTIONAL REFERENCE

Jul 26 8 29 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8734 07/26 0101 03CHECK 272.98



WARRANTY DEED

FROM

Richard E. Bracy and wife, Leslie C. Huey

TO

David C. Johnson and wife, Diane L. Johnson

RETURN TO:

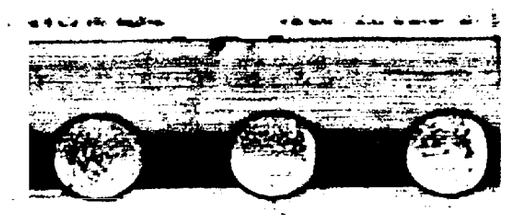
CUMBERLAND TITLE COMPANY

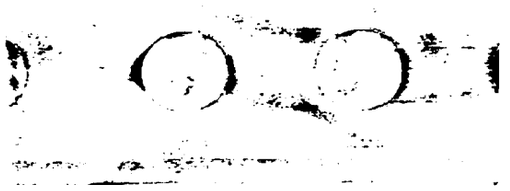
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

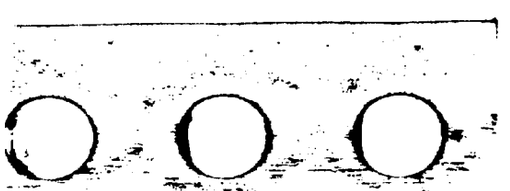
☐ 111 W. College Street
Murfreesboro, Tennessee 37130

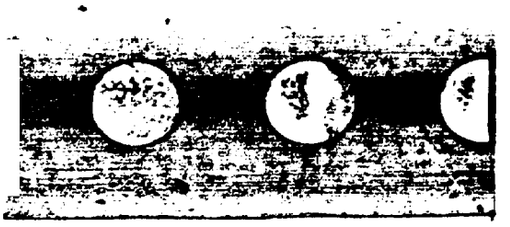
☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW









**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7897 PAGE 204

| | | |
|---|---|---|
| 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 80563.27 |
| | | | | CON TX 265.98 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 6.00 |
| | | | | TOTAL 272.98 |
| | | | | CHECK 272.98 |
| 07/26/89 | 01 | | | 08:31 0001 8734 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5210 I.

IDENTIFICATION REFERENCE

Jul 26 8 29 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232360