Resale of Riley H. Walton #456510 • #822847



(2)

TENNESSEE

SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S): | SEND TAX BILLS TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| Joe A. Johnson (single)<br>3356 Hospital Rd.,<br>Nashville, TN. 37218 | Joe A. Johnson (single)<br>3356 Hospital Rd.<br>Nashville, TN. 37218 | 81-11-109 |

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THIS INDENTURE, Made this 11th day of July, A. D. 19 89, BETWEEN Jim Walter Homes, Inc., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Hillsborough and State of Florida and Mid-State Trust II, a Delaware business trust acting by and through Wilmington Trust Company, not in its individual capacity but solely as Owner Trustee of Mid-State Trust II having an address of c/o Wilmington Trust Company, Rodney Square North, Wilmington, Delaware 19890, Attention: Corporate Trust Department, hereinafter, collectively, the party of the first part, and Joe A. Johnson (single)

3356 Hospital Rd., Nashville, TN. 37218

of the County of Davidson and State of Tennessee, party of the second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of $10.00-Ten and other valuable consideration.----------Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto said parties of the second part, and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Davidson and State of Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said parties of the second part that it is lawfully seized of the said premises; that they are free of all encumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever by, through and under the party of the first part, but not otherwise.

**IN WITNESS WHEREOF**, the said party of the first part has caused these presents to be signed the day and year above written.

JIM WALTER HOMES, INC.

By: J. H. Kelly
Name: J. H. Kelly
Title: Vice-President

MID-STATE TRUST II
By: Jim Walter Homes, Inc. the Attorney-in-Fact for Mid-State Trust II

By: J. H. Kelly
Name: J. H. Kelly
Title: Vice-President

6459 2

IDENTIFICATION REFERENCE

SEP 8 10 26 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CASH

EXHIBIT A

A/C #822847
County of Davidson, State of Tennesse

Being Lot 125 on the plan of S. A. Champions Subdivision of certain lots in Harding Addition to Nashville as of record in Book 161, page 132, R.O.D.C.

Said Lot 125 fronts 50' on the easterly side of 23rd Ave. North, formerly Laaland Street and runs back between parallel lines 150' to an alley.

Being the same property conveyed from Walter W. Woodson and wife, Birdie L. Woodson, to Riley H. Walton, a single man, of record in Deed Book 5608, page 625, R.O.D.C., Tennessee.

The preceding last registered instrument relative to this property is a Trustee's Deed and is recorded at Book 7814, Page 826, the 11 day of April, 1989, in the Regisater's Office of Davidson County, Tennessee.

The preceding last registered instrument relative to this property is a Special Warranty Deed and is recorded at Book 7933, Page 892 in the REgister's Office of Davidson County.

Parcel #81-11-109

Less and except any road right of ways of record. Grantor does not assume any liability for unpaid taxes.

This Deed is given subject to that certain Deed of Trust from the Grantee herein to the Grantor herein dated the 11th day of July 1989.