BOOK 7947 PAGE 168

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Charles R. Tygard Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 19 89.

William T. Berry
Notary Public

MY COMMISSION EXPIRES 05/20/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney at Law-109 Shacklett Lane, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Charles R. Tygard, Jr. & Judy B. Tygard	SAME	Map 118-8
(NAME)	(NAME)	
Rt. 5, Box 8268		Parcel 25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221		
(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, WE, HOWARD JOHNSON and wife, ANITA JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES R. TYGARD, JR. and wife, JUDY B. TYGARD

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

LAND in Davidson County, Tennessee, being Lot No. 105 on the Map of Grandview Heights, as of record in Book 161, page 14 and 15, Register's Office for Davidson County, Tennessee.

SAID Lot 105 fronts 50 feet on the westerly side of Winford Avenue and runs back 150 feet between parallel lines to an alley.

Being the same property conveyed to Howard Johnson and wife, Anita Johnson by Deed from Mary White, Trustee of record in Book 6607, page 679, Register's Office for Davidson County, Tennessee.

3666 09/27 0101 03CHECK 106.00

unimproved ( )
This is improved (X) property, known as 2405 Winford Avenue (House Number / Street) Nashville, Tennessee 37211 (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 25th day of September, 19 89

Anita Johnson
ANITA JOHNSON

Howard Johnson
HOWARD JOHNSON

STATE OF TENNESSEE
Davidson County

BOOK 7947 PAGE 169

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Howard Johnson and wife, Anita Johnson

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of September 19 89

Commission expires 05/20/92

Notary Public

STATE OF TENNESSEE

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 (this oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do. executed 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

WARRANTY DEED

FROM
HOWARD JOHNSON and wife,
ANITA JOHNSON

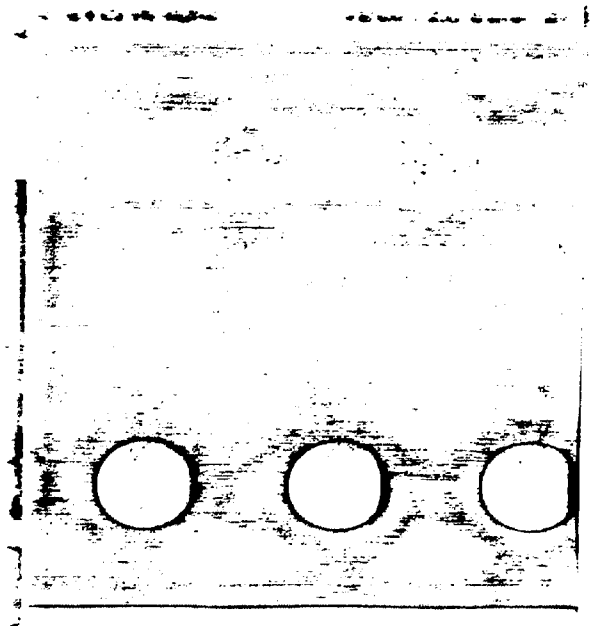
TO
Charles R. Tyszard Jr. and wife, Judy B. Tyszard.

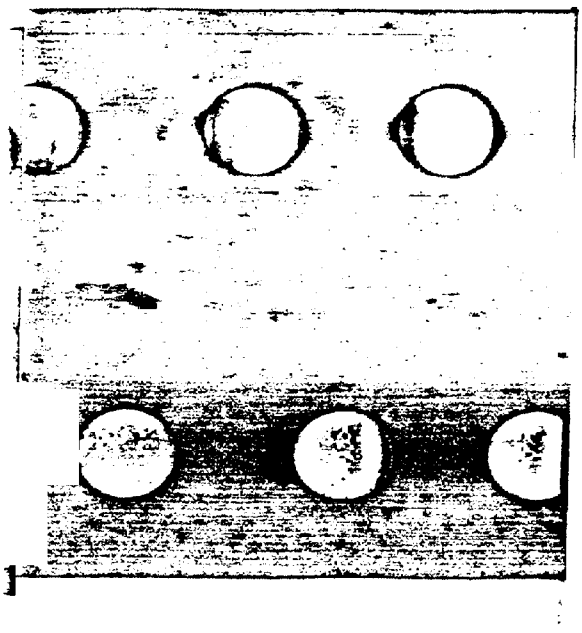
6948.3

IDENTIFICATION REFERENCE

SEP 27 12 25 PM '89

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7947 PAGE 170

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 30000.00
CON TX 99.00
PRFEE 1.00
WDEED 6.00
TOTAL 106.00
CHECK 106.00

09/27/89 01 12:25 0001 8666

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

694823

IDENTIFICATION REFERENCE

SEP 27 12 25 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 252610