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5936
7007409
Box14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,900.00

x Ernest M. Johnson Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 1989

William L. Ponder
Notary Public

MY COMMISSION EXPIRES: Nov. 14, 1992

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest M. Johnson, Jr. (NAME)	Fidelity Federal Savings & Loan (NAME)	114-14-A-78
205 Deer Pointe (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	8D-65379
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Equity Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest M. Johnson, Jr. and wife, Anna 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:

Land in Davidson County, Tennessee, being Lot No. 78, Woodland Forest, A Planned Unit Development of record in Plat Book 6900, page 534, amended in Book 7832, page 303, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts a total of 62.08 feet on the northerly side of Deer Pointe and runs back 146.25 feet on the westerly lot line and 145.83 feet on the easterly lot line to a line in the rear which measures 65.00 feet thereon.

Being the same property conveyed to Equity Builders, Inc. by deed from Eaglecrest, A Tennessee general partnership as of record in Book 7840, page 946, said Register's Office.

This conveyance is made subject to the following:
The Plan of record in Book 6900, page 534, amended in Book 7832, page 303, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Deer Pointe, a 3 foot minimum building setback line from the westerly lot line, a 5 foot minimum building setback line from the easterly lot line, and a 20 foot minimum building setback line from the rear, and a 10 foot public utility and drainage easement from the rear.

Restrictions contained in instrument of record in Book 7207, page 851, additional & restatement of Restrictions of record in Book 7596, page 684, said Register's Office.
*SEE REVERSE SIDE FOR CONTINUATION

This is { unimproved / improved } (X) property, known as 205 Deer Pointe, Nashville, Tennessee 37205
(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 seised 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 his hand this 13th day of October, 19 89

Equity Builders, Inc.
By: Jimmie D. Manning, Vice President
Jim Manning, President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Jim Manning

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President _____ of the Equity Builders, Inc.

a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tenn. this 13th day of October, 19 89.

William L Rowland Notary Public

Commission Expires Nov. 10, 1991

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Equity Builders, Inc.

TO

Ernest M. Johnson, Jr. and wife, Anna L. Johnson

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

*CONTINUATION
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7439, page 487, and Book 7596, page 692, said Register's Office.

Easement to State of Tennessee by Tennessee Electric Power Company of record in Book 787, page 4, said Register's Office.

74634

IDENTIF. TREFERENCE

OCT 17 3 20 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

6447

10/17 0101 02CHECK 402.67

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

119900.00

CON TX 395.67

PRFEE 1.00

WDEED 6.00

TOTAL ~~402.67~~

CHECK ~~402.67~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/17/89 01 15:23 0001 6445

74634

IDENTIF. TREFERENCE

OCT 17 3 20 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 258598