BOOK 8092 PAGE 851

20534

THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
311 EAST MAIN STREET
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

IDENTIF. TREFERENCE

APR 20 1 54 PM '95

DAVIDSON COUNTY

(PLEASE RETURN TO ABOVE AFTER RECORDING)

MAP/GROUP/PARCEL
072-09-0-267.00

NEW OWNER'S ADDRESS:
FELISHA A. JOHNSON
919 Fairwin Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
CHEMICAL MORTGAGE COMPANY
101 East Town Street
Columbus, Ohio 43215

3178 04/20 0101 03CHECK 146.59

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which his hereby acknowledged, we, Betty Jean Bailey, unmarried, hereinafter called Grantor, does hereby transfer and convey unto Felisha A. Johnson, unmarried, her heirs and assigns, hereinafter called Grantee, property described as follows:

> Being Lot No. 29 on the Map of Eskridge's Subdivision of the Franklin Property, of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.
>
> Said Lot fronts 60 feet on the northerly side of Fairwin Avenue and runs back between parallel lines 173 feet to a dead line, according to the recorded plan, but according to a survey made by Lewis D. Justice, November 11, 1947, only 166 feet more or less to a dead line.
>
> Being the same property conveyed to Betty Jean Bailey, unmarried by Deed from Mildred C. Vangilder and June Ragan and Nancy R. Traughber of record in Book 7298, Page 239, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenant with grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except for a Deed of Trust in Book 7298, Page 242, which has an approximate balance of $37,779.90, the same being assumed by Grantee.

GRANTOR further covenant and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

GRANTEE executes this Deed as evidence of her assuming and promising to pay the debt hereinabove described.

Betty Jean Bailey

Betty Jean Bailey

Felisha A. Johnson

Felisha A. Johnson

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Betty Jean Bailey, unmarried, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 18 day of April, 1990.

NOTARY PUBLIC

SHELTON HATCHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:
2-1-94

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 42,279.90.

AFFIANT

Sworn to and subscribed before me, this the 18 of April, 1990.

NOTARY PUBLIC

SHELTON HATCHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
2-1-94

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 42279.90
				CON TX 139.59
				PRFEE 1.00
				WDEED 6.00
				TOTAL 146.59
				CHECK 146.59
04/20/90	01		13:52 0001	3178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 U 5 3 4

IDENTIF. TREFERENCE

APR 20 1 54 PM '90

DAVIDSON COUNTY

No. 312262