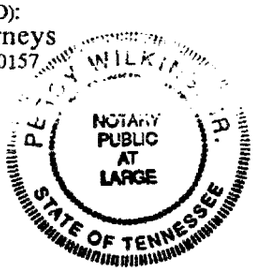
PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. ( nb) (Title No: 30320)




**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 138000.00

Affiant

Sworn and subscribed before me this
2nd day of August, 1990.

Notary Public

My Comm. Expires: 9/24/92

| **ADDRESS NEW OWNER:** | **MORTGAGEE:** | **MAP-PARCEL NUMBERS** |
|---|---|---|
| Michael A. Lalor | Citizens & Southern Mortgage Corp. | 130-12-004 |
| 4420 Wayland Drive | P.O. Box 656 | FH-05110 |
| Nashville, Tennessee 37215 | Tucker, GA 30085-0656 | |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hal R. Johnson, Jr, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael A. Lalor and spouse, Kathleen B Lalor,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Hycrest Acres, II, of record in Book 2083, page 82, Register's Office for said County, and described according to a survey by David Bundren, Tennessee Registered Land Surveyor No. 1517, of Campbell Surveying Co., Inc., dated July 16, 1990.

SAID Lot No. 2 fronts 99.70 feet (100 feet, plat) on the northeasterly margin of Wayland Drive and extends back 374.15 feet (374.74 feet, plat) on the northwesterly line and 310.54 feet (310.51 feet, plat) on the southeasterly line to a dead line in the rear, measuring 183.09 feet thereon (183.00 feet, plat).

BEING the same property conveyed to Hal R. Johnson, Jr., by deed from Matthew P. Stewart and wife, Susan W. Stewart of record in Book 7250, page 745, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to the restrictive covenants of record in Book 1449, page 155, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Hal R. Johnson, Jr. by Jamie Granbery as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this instrument and incorporated herein by reference.

47288

IDENTIFICATION REFERENCE

Aug 6 11 20 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7390 08/06 0101 03CHECK 462.40

**This is improved property, known as:** 4420 Wayland Drive, Nashville, Tennessee 37215

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 2nd day of August, 1990.

Hal R. Johnson, Jr.

**Hal R. Johnson, Jr**
**BY: Jamie Granbery, Attorney in Fact**

**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: Hal R. Johnson, Jr**

**TO: Michael A. Lalor and Kathleen B Lalor**

BOOK 8168 PAGE 839

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamie Granbery, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Hal R. Johnson, Jr., as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of August, 1990.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 9/26/92

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State of Tennessee
County of Davidson

## A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Jamie Granbery

**Jamie Granbery, Affiant**

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sworn to and subscribed before me this 2nd day of August, 1990.

Notary Public

My Commission Expires: 9/26/92

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8168 PAGE 840

| | | |
|---|---|---|
| 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 | |
| | 138000.00 |
| CON TX | 455.40 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 462.40 |
| CHECK | 462.40 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/06/90 01 11:22 0001 7390

47288

IDENTIFICATION REFERENCE

AUG 6 11 20 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 343855