82 3 : 46

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,900.00

Larry D. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 19 90

Notary Public

MY COMMISSION EXPIRES: 2-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry D. Jones (NAME)	Park Avenue Mortgage Company, Inc. (NAME)	MAP 150-10
3274 LuAnn Drive (ADDRESS)	50 Century Boulevard, Suite 200 (ADDRESS)	PARCEL 33
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	2DX-05583

FOR AND 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, A.J. Johnson Construction Co., a sole proprietorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry D. Jones, a single person

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:

Being Lot No. 1 (a one lot subdivision) on the Plan of Potter Subdivision of record in Plat Book 6200, Page 314, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to A.J. Johnson* Construction Co., a sole proprietorship by deed from John Fox, unmarried of record in Book 8066, Page 763, Register's Office for Davidson County, Tennessee.
*Said A.J. Johnson being a single person.
This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 5405, page 344 and Plat Book 6200, Page 314, Register's Office for said County.

Agreement with Columbia Gulf Transmission Company of record in Book 4550, Page 876, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3274 LuAnn Drive, Antioch, Tennessee 37013
(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 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 my hand this 31st day of December, 19 90

A.J. Johnson Construction Co., a sole proprietorship
By:
A.J. Johnson, Owner

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 A.J. Johnson Construction Co., a sole proprietorship by A.J. Johnson as sole proprietor and individually

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of December 19 90

Commission expires 7-13-91

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared A.J. Johnson and with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Owner and respectively of the A.J. Johnson Construction Co. the within named bargainor, and corporation, and that he as such Owner and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said A.J. Johnson as such Owner, and attesting the same by the said as such

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of December 19 90.

My commission expires 7-13-91

Notary Public

85227

IDENTIF. REFERENCE

JAN 11 [illegible] AM '91

[illegible] DAVIDSON COUNTY TN.

WARRANTY DEED

FROM
A.J. Johnson Construction Co., a sole proprietorship

TO
Larry D. Jones, a single person

499 01/11 0101 CHECK 260.77

RETURN TO:

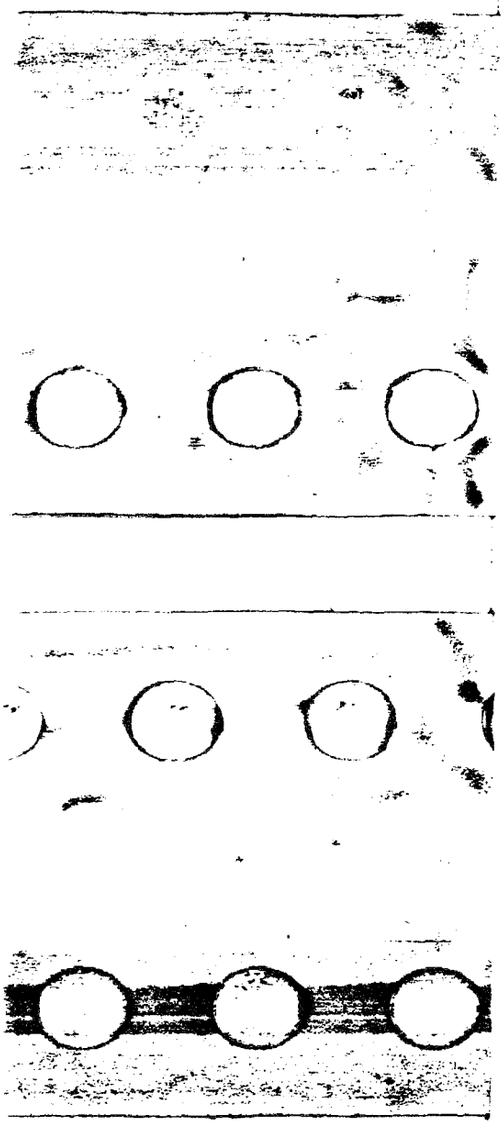
CUMBERLAND TITLE COMPANY

☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8273 PAGE 748

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 76900.00
CON TX 253.77
PRFEE 1.00
WDEED 6.00
TOTAL 260.77
CHECK 260.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 00:12 0001 4499

85227

IDENTIF. REFERENCE

JAN 11 8 13 AM '91

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 388377