BOOK 8342 PAGE 801

FILE BOX 3

I I U 8 8

IDENTIF. TREFERENCE

MAY 2 8 23 AM '91

FELIX [illegible]
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,010.75

James Neil Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 91

Notary Public

MY COMMISSION EXPIRES: 4-13-91
(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
James Neil Johnson (NAME)	National Mortgage Company (NAME)	MAP 149-2
1309 Cadogan Way (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	GROUP B
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	PARCEL 8

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, Rick Allen Beattie and wife, Rose Streicher Beattie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Neil Johnson and wife, Sherrie 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:

Being Lot No. 55 on the Plan of Phase II, Piccadilly Square, of record in Plat Book 6250, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Rick Allen Beattie and wife, Rose Streicher Beattie by Deed from Alan Scott Cole and wife, Barbara Lynn Lyman-Cole of record in Book 7735, Page 518, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6263, page 683; Book 6300, Page 409; Book 6355, Page 322; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190; Book 6830, Page 739; Book 6306, Page 833; Book 6295, Page 520 and Book 6295, Page 534, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Rick Allen Beattie and wife, Rose Streicher Beattie to Delta Title Company, Trustee for National Mortgage Company, dated December 21, 1988, with an approximate unpaid principal balance of $79,510.75, of record in Book 7735, Page 521, Register's Office for said County, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
This is improved (X) property, known as 1309 Cadogan Way, Antioch, TN 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 our hand s this 30th day of April, 19 91

Rick Allen Beattie

Rose Streicher Beattie

STATE OF TENNESSEE

BOOK 8342 PAGE 802

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Rick Allen Beattie~~ Rose Streicher Beattie

the bargainor ~~he~~ she with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 19 91.

Commission expires 1-13-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 1991, before me personally appeared Rose Streicher Beattie to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rick Allen Beattie, and who acknowledged that she executed the same as the free act and deed of the said Rick Allen Beattie by virtue of that Power of Attorney, duly executed by the said Rick Allen Beattie and appearing of record in Book 8342, Page 802, Register's Office for said County.

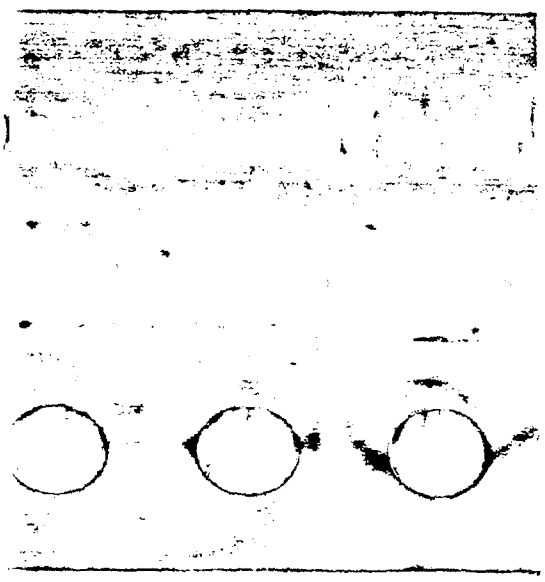
Witness my hand and seal at Nashville, Tennessee, this 30th day of April, 1991.

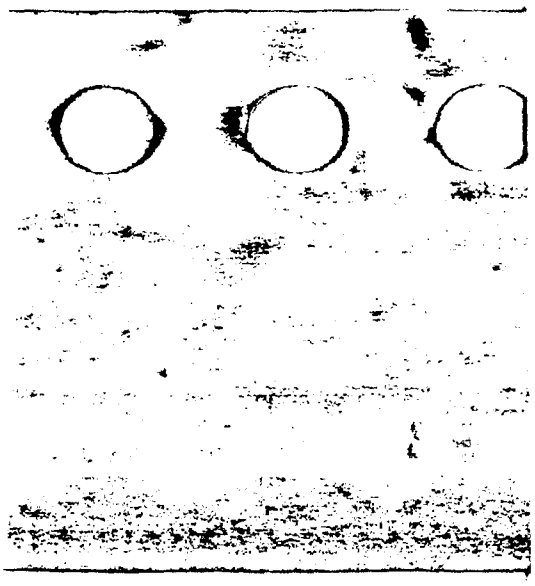
My Commission Expires: 1-13-91

Notary Public

8319 05/02 0101 03CHECK

290.80





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8342 PAGE 803

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	86010.75
CON TX	283.80
PRFEE	1.00
WDEED	6.00
TOTAL	290.80
CHECK	290.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/02/91 01 08:23 0001 8319

11088

IDENTIF. REFERENCE

MAY 2 8 23 AM '91

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY TN.

No. 417975