8819

8819 560

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
Edgar E. Johnson, Jr.	First American National Bank	MAP and PARCEL
Gail D. Johnson	Attn: Tax Dept.	
728 Kent Road	First American Center	096-09-0-A-728-00-CO
Nashville, TN 37214	Nashville, TN 37237	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Peggy Smallwood** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Edgar E. Johnson, Jr. and Gail D. Johnson, Husband and Wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit A-728 on the Plan of Emery Place, as of record in Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Peggy Smallwood by deed from Kent Development Corporation of record in Book 7586, Page 869, said Register's Office.

This is property with a common address of 728 Kent Road, Nashville, TN 37214.

Peggy Smallwood warrants that she have never occupied said property as a married person.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: a) Property Taxes for the current year said taxes being prorated and payment of same being made by the Grantor; b) All matters on the plan of record in Book 6250, Page 719, said Register's Office; c) Restrictive Covenants of record in Book 6715, Page 96 as amended in Book 6783, Page 205, and in Book 6845, Page 515, said Register's Office; d) Deed of Conveyance for water main in Book 7593, Page 585, said Register's Office; e) Deed of Conveyance for sewer in Book 7593, Page 551, said Register's Office; f) Storm water detention agreement of record in Book 6623, page 109, said Register's Office; g) Easement for sanitary sewers and/or storm drainage in Book 6342, Page 521, said Register's Office; h) Easement for TVA power lines shown on tax map.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $70,000.00

Affiant

Subscribed and sworn before me this 16th day of December, 1992.

Notary Public

My Commission Expires: 7-23-94

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **16th** day of **December, 1992**.

Peggy Smallwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Peggy Smallwood** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **16th** day of **December, 1992**.

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named , with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of , and is authorized by to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **16th** day of **December, 1992.**

Notary Public
My Commission Expires:

File No. 9211-430

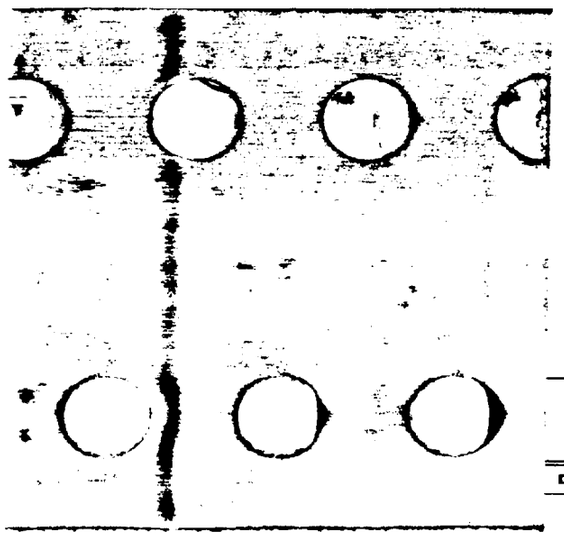
7.5.6 3.2.

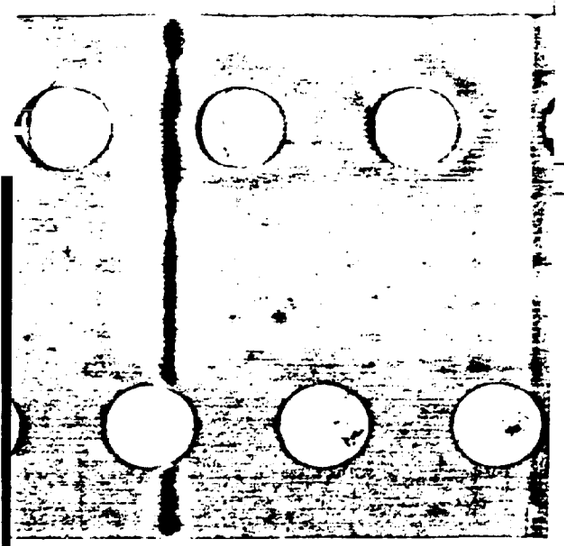
IDENTIFICATION REFERENCE

DEC 21 10 16 AM '92

DAVIDSON COUNTY, TN

3885 12/21 0101 03CHECK 26B.00





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

RECEIVED OF _____

FOR _____

BOOK 8819 PAGE 562

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 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 268.00
				CHECK 268.00
12/21/92	01			10:15 0001 3885

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.6 3.2.

IDENTIFICATION REFERENCE

Dec 21 10 15 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 603049