BOOK 9061 PAGE 559

**THIS INSTRUMENT PREPARED BY:**

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***47,250.00.

Affiant

Subscribed and sworn to before me this 20th day of August, 1993.

Notary Public

My Commission Expires:

| **Address New Owner:** | **Send Tax Bills to:** | **Map & Parcel Nos.** |
|---|---|---|
| KENNETH J. JOHNSON and wife,<br>MARY B. JOHNSON<br>1813 Holly Street<br>Nashville, TN 37206 | FIRST TENNESSEE BANK<br>P.O. Box 474<br>Memphis, TN 38101 | MAP 83-14<br>PARCEL 15 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of FORTY SEVEN THOUSAND TWO HUNDRED FIFTY AND 00/100 ($***47,250.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **ROBERT F. HALL, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **KENNETH J. JOHNSON and wife, MARY B. 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. 16 on the Plat of Richardson Place Subdivision of record in Book 547, page 135, Register's Office for Davidson County, Tennessee.

SAID Lot No. 16 fronts 60.0 feet on the northerly side of Holly Street, formerly Chadwell Street or Avenue, and runs back between parallel lines, 172.0 feet to the South line of Lot No. 39 on said Plan.

SAID Lot No. 16 includes all of Lot No. 91, the westerly part of Lot No. 90 and the easterly part of Lot No. 92 on the Plan of Lockeland, the Chadwell Home Place, of record in Book 57, page 135, Register's Office for Davidson County, Tennessee, and that part of the alley shown on said plan in the rear of said lots in Lockeland.

BEING the same property conveyed to Robert F. Hall by deed from Billy F. Overton and wife, Edith M. Overton, of record in Book 5923, page 55, Register's Office for Davidson County, Tennessee.

JANELLE HALL, spouse of Robert F. Hall, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1813 Holly Street, Nashville, Tennessee 37206.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Richardson Place Subdivision, of record in Book 547, page 135, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 20th day of August, 1993.

ROBERT F. HALL

JANELLE HALL

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 ROBERT F. and JANELLE HALL, the bargainors, with whom I am personally acquainted (or 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 this 20th day of August, 1993.

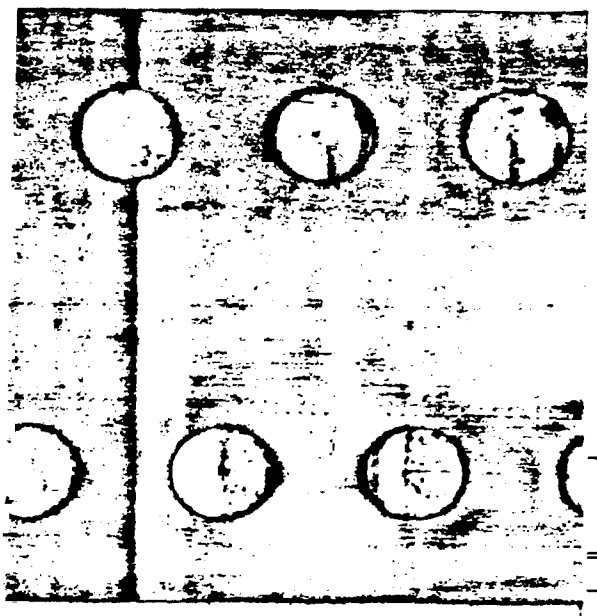
Notary Public

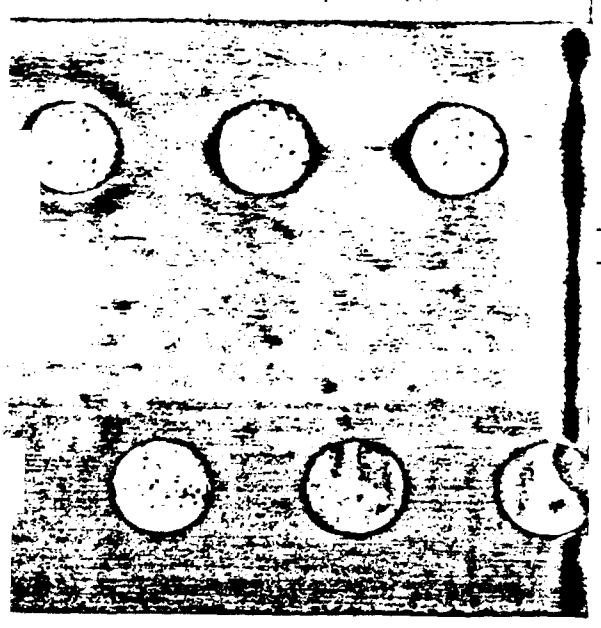
My Commission Expires: 1-22-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

56964
IDENTIF. ↑ REFERENCE

5152 08/30 0101 03CHECK 183.64





**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 | 47250.00 |
| | | | CON TX | 174.64 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 183.64 |
| | | | CHECK | 183.64 |
| 08/30/93 | 01 | | 09:41 0001 | 5152 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

56964
IDENTIF. ↑ REFERENCE

93 AUG 30 AM 9:41

REGISTER

No. 691437