File 11953 File Box 38

FORM NO. WD-1

BOOK 9083 PAGE 790

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Ricky L. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 19 93

Notary Public

MY COMMISSION EXPIRES: 11/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Roland M. Lowell, Attorney, 2300 First American Center, Nashville, TN 37238
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Ricky L. Johnson (NAME)	Ricky L. Johnson (NAME)	117-13-0-B-101
111 Highland Villa Drive (STREET ADDRESS OR ROUTE NUMBER)	111 Highland Villa Drive (STREET ADDRESS)	
Nashville TN 37211 (CITY) (STATE) (P.O. ZIP)	Nashville TN 37211 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ~~TEN DOLLARS~~ $20,000.00, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David D. Dortch and wife, Ruth W. Dortch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky L. Johnson, 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:

See attached description.

64016
IDENTIF. & REFERENCE

93 SEP 17 AM 10: 13
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is unimproved (X) improved ( ) property, known as 104 St. James Park , Plan of Abbottsford, Nashville TN 37215
(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 this 29th day of June, 19 93

Linda H. Nicholson

David D. Dortch David D. Dortch Ruth W. Dortch Ruth W. Dortch

BOOK 9083 PAGE 791

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David D. Dortch and wife, Ruth W. Dortch

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 at Nashville, Tennessee, this 29th day of June, 19 93.

Commission Expires January 23, 1994 Linda H. Nicholson Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

David D. Dortch and wife

Ruth W. Dortch

TO

Ricky L. Johnson

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

ATTACHMENT TO
WARRANTY DEED, DORTCH, ET UX TO
RICKY L. JOHNSON

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being a certain building site identified as Lot No. 104 on the Plan of Abbottsford, Phase One, of record in Plat Book 6250, pages 419-421, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David D. Dortch and wife Ruth W. Dortch by deed from Abbott Martin Corporation of record in Book 6582, page 456, Register's Office for Davidson County, Tennessee.

Subject to the following:

The Plan of Phase One of Abbottsford, a planned unit development, of record in Plat Book 6250, pages 419, 420 and 421, said Register's Office, shows an Owner's Certificate, dedication of common areas and various easements as noted thereon.

A Subdivision Plat of the Frank R. Leu Property of record in Book 6250, page 418, said Register's Office.

Water Line Easements of record in Book 1286, page 690 and Book 1037, page 572, said Register's Office.

Storm Water Detention Agreement of record in Book 6555, page 328, said Register's Office.

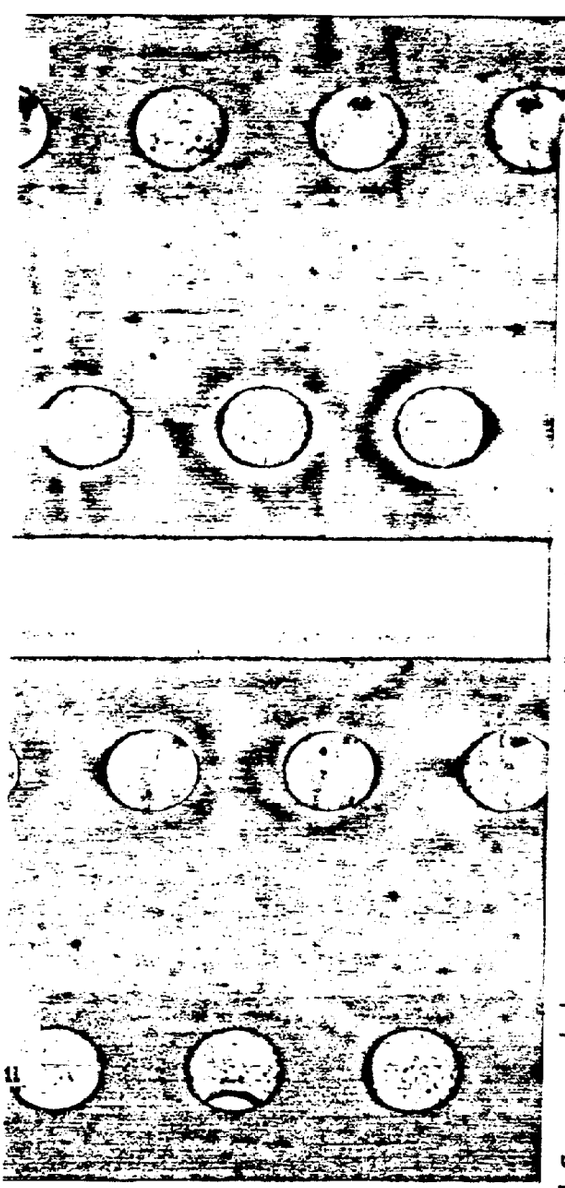
Restrictive Covenants for Abbottsford of record in Book 6537, page 303, said Register's Office, as amended in Book 6576, page 509; as further amended in Book 6578, page 302, said Register's Office.

Declaration of Restrictive Covenants and Reciprocal Easements dated January 21, 1985, of record in Book 6478, page 177, said Register's Office as amended by instrument of record in Book 6530, page 242, said Register's Office.

Declaration of Covenants, Conditions and Restrictions for Abbottsford Homeowner's Association, Inc. and By-Laws of record in Book 8106, page 1, said Register's Office, as amended by instrument of record in Book 8627, page 254, said Register's Office.

Subject to unpaid 1993 real property taxes, to be paid by Purchaser, a lien, not yet due and owing.

6535 09/17 0101 CHECK
87.00



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

RECEIVED OF _____

FOR _____

BOOK 9083 PAGE 793

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	20000.00
			CON TX	74.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	87.00
			CHECK	87.00
09/17/93	01		10:14 0001	6535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64016
IDENTIF. & REFERENCE

93 SEP 17 AM 10: 13

DAVIDSON COUNTY, TN.

No. 698955