This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

Box 50
TC

BOOK 9112 PAGE 291

ADDRESS NEW OWNER:
Terrance L. Johnson
812 Tamarack South
Madison, Tennessee 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Third National Bank in Nashville
201 Fourth Avenue North
Nashville, Tennessee 37244

MAP AND PARCEL:
MAP 53-9
GROUP
PARCEL 99

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, David E. Queen and wife, Mary Ann Queen, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Terrance L. Johnson,an unmarried person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 53-B. Zone Lot Division, Lots 52 and 53, Phase II, Kimbolton, as shown on plat of record in Plat Book 6900, pages 792, 793 and 794, as amended in Book 6900, page 933, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to David E. Queen and wife, Mary Ann Queen by deed from Phillips Builders, Inc., as of record in Book 8043, page 509, Register's Office for Davidson County, Tennessee.

This is improved property known as 812 Tamarack South, Madison, TN 37115.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1993 property taxes which have been paid.
2. Restrictive Covenants and Easements contained in an instrument of record in Book 7265, page 655, as amended and restated in Book 7464, page 969, as amended in Book 7470, page 126, and Book 7799, page 50, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record in Book 6900, pages 792, 793 and 794, as amended in Book 6900, page 933, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Terrance L. Johnson,an unmarried person, his heirs and assigns, forever; and we, David E. Queen and wife, Mary Ann Queen,

do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 5th day of October, 1993.

David E. Queen

Mary Ann Queen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David E. Queen and wife, Mary Ann Queen, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of October, 1993.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 73,500.00.

AFFIANT

Subscribed and sworn to before me this 5th day of October, 1993.

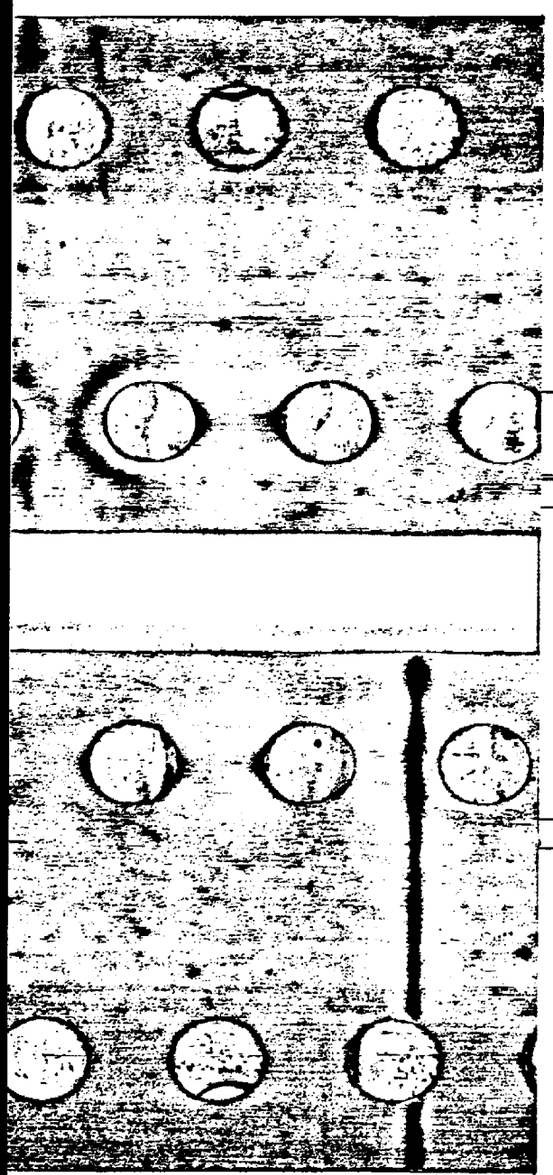
June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 7/27/96

93 OCT 12 AM 10:36
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TENNESSEE

73233
IDENTIF. ↑ REFERENCE

0895 10/12 0101 03CHECK 280.95



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 73500.00
				CON TX 271.95
				PRFEE 1.00
				WDEED 8.00
				TOTAL 280.95
				CHECK 280.95
			10/12/93 01	10:18 0001 0895

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73233
IDENTIF. # REFERENCE

93 OCT 12 AM 10: 16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 708770