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warranty.dee
THIS INSTRUMENT PREPARED BY:

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

93 OCT 27 AM 8:04

78189
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***108,000.00.

Affiant

Subscribed and sworn to before me this 15th day of October, 1993.

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
STEVEN P. JOHNSON and wife, SHERI L. JOHNSON 2512 Sunset Place Nashville, TN 37212	MORTGAGE SERVICE AMERICA COMPANY 1650 Tysons Boulevard McLean, VA 22102	MAP 104-15 PARCEL 78

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHT THOUSAND AND 00/100 ($***108,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **MICHAEL K. HOLLAND and wife, KERRY MARIE HOLLAND,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **STEVEN P. JOHNSON and wife, SHERI L. 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 the easterly half of Lot No. 32 on the map of Sunset Part Subdivision as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

SAID easterly hal of Lot No. 32 fronts 50.0 feet on the northerly side of sunset Place (formerly Turner Avenue or "B" Street) and runs back between parallel lines 160.5 feet to a dead line.

BEING the same property conveyed to Michael K. Holland and wife, Kerry Marie Holland, by deed from Richard J. Neubauer, unmarried, of record in Book 6859, page 776, Register's Office for Davidson County, Tennessee.

This is improved property known as 2512 Sunset Place, Nashville, Tennessee 37212.

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.

GRANTORS COVENANT with the said GRANTEES that they 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 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 Sunset Park Subdivision, of record

in Book 332, page 132, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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 we have hereunto set our hands on this the 15th day of October, 1993.

Michael K Holland by Thomas A. Grooms Attorney-in-fact
MICHAEL K. HOLLAND

Kerry Marie Holland by Thomas A. Grooms Attorney-in-fact
KERRY MARIE HOLLAND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS A. GROOMS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL K. HOLLAND and KERRY MARIE HOLLAND, and acknowledged that he executed the same as the free act and deed of the said MICHAEL K. HOLLAND and KERRY MARIE HOLLAND.

WITNESS my hand and seal this 15th day of October, 1993.

Notary Public

My Commission Expires:

1-27-94

6293 10/27 0101 08:04:53 408



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	
				108000.00
			CON TX	399.60
			PRFEE	1.00
			MDEED	8.00
			TOTAL	408.60
			CHECK	408.60
10/27/93	01		09:05 0001	6293

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78189

IDENTIFICATION

93 OCT 27 AM

No. 714112