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27B

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| James L. Johnson | First Tennessee Bank National Association | MAP and PARCEL |
| | Attn: Tax Dept. | |
| 3055 Casa Drive | P.O. Box 1000, Dept. 47 | 108-03-0-145.00 |
| Nashville, TN 37214 | Memphis, TN 38148 | |

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, **Marker T. Billingsley, Jr., married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **James L. Johnson, unmarried** (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:

**Lot 49-B, Zone Lot Division, Lots 49 and 50, a resubdivision of Lots 35 and 42-50, Section 5, Patio Villa, Lots 51-53, Section 5, Patio Villa as recorded in Book 6250, Page 451, of the Register's Office of Davidson County, Tennessee.**

**BEING the same property conveyed to Marker T. Billingsley, Jr., unmarried, by deed from Bill Tedder and wife, D'Ann Tedder, d/b/a Eagle Const. Co. of record in Book 6591, Page 164, Register's Office, Davidson County, Tennessee.**

**This is property with a common address of 3055 Casa Drive, Nashville, TN 37214.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:**
**1) Property taxes for the current year, said taxes being prorated and payment of same being paid by the grantor; 2) The Plan of Record in Book 6250, Page 451, said Register's office and all matters therein; 3) Restrictive Covenants appearing on plat of record in Book 6250, Page 451, and appearing of record in Book 6199, Page 70, said Register's office.**

U32 12
IDENTIFICATION REFERENCE

JAN -3 PM 3:01
REGISTER
DAVIDSON COUNTY, TN.

5014 01/03 0101 03CHECK 149.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $38,000.00

James L Johnson
Affiant

Subscribed and sworn before me this 30th day of December, 1993.

Cindy
Notary Public

My Commission Expires: 7/23/94

NOTARY PUBLIC
STATE OF TENNESSEE

**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 **30th** day of **December, 1993**.

Marker T. Billingsley, Jr.

Frances E. Billingsley

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

*and wife, Frances E. Billingsley

INITIAL

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Marker T. Billingsley, Jr., ~~married~~*** , 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 **30th** day of **December, 1993**.

**Notary Public**
**My Commission Expires:** 7/23/94

**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 **30th** day of **December, 1993.**

**Notary Public**
**My Commission Expires:**

File No. 9312-585

*** I, the undersigned, FRANCES E. BILLINGSLEY, wife of Marker T. Billingsley, Jr., hereby join in this conveyance for the purpose of relinquishing any marital rights I may or might have in the property herein conveyed.

INITIAL

# 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 38000.00
CON TX 140.60
PRFEE 1.00
WDEED 8.00
TOTAL 149.60
CHECK 149.60

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

01/03/94 01 15:01 0001 5014

03272
IDENTIFICATION REFERENCE

94 JAN -3 PM 3:01

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 741049