BOOK 9347 PAGE 671

**WARRANTY DEED**

| | | |
|---|---|---|
| Kenneth R. Wallace<br>2008 Nineteenth Avenue, South<br>Nashville, Tennessee 37212 | New Owner | Map 104-12<br>Parcel 199 |

FOR AND IN CONSIDERATION of the sum of Seventy Five Thousand ($75,000.00) DOLLARS, Seven Thousand Five Hundred ($7,500.00) of which is received in cash with the remaining Sixty Seven Thousand Five Hundred ($67,500.00) being received in the form of a deed of trust note, **EVA MARIE JOHNSON and GRETTIA JOHNSON, unmarried persons, as joint tenants**, have bargained and sold, and by these presents do transfer and convey unto **KENNETH R. WALLACE, unmarried, his heirs and assigns**, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> **BEING** the northerly one-half of Lot No. 36 on the revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee.
>
> **SAID** part of Lot No. 36 fronts 50 feet of the easterly side of 19th Avenue South and runs back between parallel lines 158.9 feet to an alley.
>
> **BEING** the same property conveyed to Eva Marie Johnson and Grettia Johnson, as joint tenants, by deed from Robert E. Hoehn, Trustee, of record in Book 5124, Page 802 in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 2008 Nineteenth Avenue, South, 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 **KENNETH R. WALLACE**, his heirs and assigns, forever; and we do covenant with the said **KENNETH R. WALLACE** 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 except for 1993 real estate taxes which are being paid at the same time as this conveyance and 1994 real estate taxes which are assumed by the said **KENNETH R. WALLACE**. The 1994 real estate taxes are a lien, but are not yet due and payable.

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 **KENNETH R. WALLACE**, his heirs and assigns, against the lawful claims of all persons whomsoever.

This conveyance is made subject to (1) all exceptions and conditions appearing on the title policy being delivered to the said **KENNETH R. WALLACE** and (2) any state of facts and conditions which an accurate survey and/or personal inspection of the premises would disclose; any encroachments, all legal public ways, zoning ordinances, restrictions, conditions, limitations and reservations of record; and public utility and other easements, if any, of record, or which may have been imposed thereon.

WITNESS our hands this 13th day of May, 1994.

Eva Marie Johnson
EVA MARIE JOHNSON
(By Grettia Johnson pursuant to a power of attorney of record in Book 8732, page 722 Register's Office for Davidson County, Tennessee)

Grettia Johnson
GRETTIA JOHNSON

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

On this 13th day of May, 1994, personally appeared before me, the undersigned, a notary public in and for the State and County aforesaid, the within named **GRETTIA JOHNSON both individually and as attorney in fact for EVA MARIE JOHNSON**, with whom I am personally acquainted (or proven to be such on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed. Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 1994.

Catherine M Wood
Notary Public

My Commission Expires: 1-25-97

7064 05/17 0101 03CHECK 286.50

The actual consideration or value, whichever is greater, is $75,000.00.

Kenneth Williams
Affiant

Sworn to and subscribed before me this the 13th day of May, 1994.

Catherine M Wood
NOTARY PUBLIC

My Commission Expires: 1-25-97

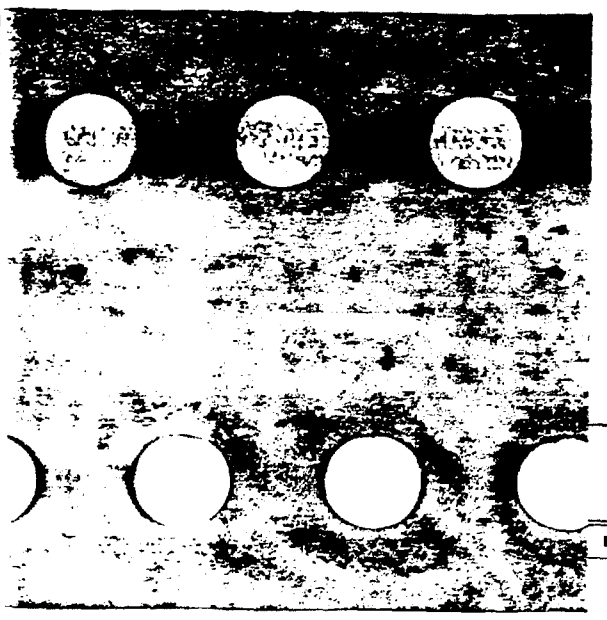
This instrument was prepared by:

**Moseley & Moseley, Attorneys at Law, P.C.**
Suite 100, American Trust Building
301 Union Street
Nashville, TN 37201-1406
(615) 254-0140

50969
IDENTIF. ↑ REFERENCE

94 MAY 17 PM 1:48
FELIA ... REGISTER
DAVIDSON COUNTY, TN.

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



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

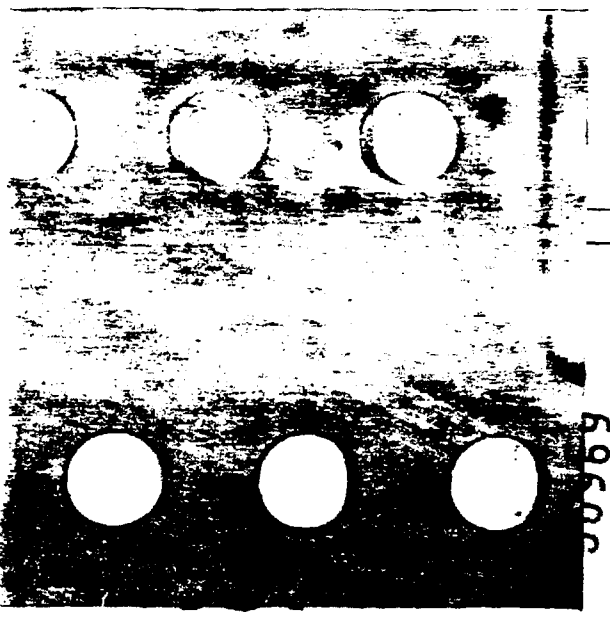
**RECEIVED OF** _____

**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 | 75000.00 |
| CON TX | 277.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 286.50 |
| CHECK | 286.50 |

05/17/94 01 13:48 0001 7064

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

IDENTIF. ↑ REFERENCE

94 MAY 17 PM 1:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 792081