86908

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

94 SEP -1 AM 10:16
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
James J. Johnson, et ux
1220 N. Greenhill Road
Mt. Juliet, TN 37122

MORTGAGEE:
First Bank & Trust
1691 N. Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
74-12-121
FB No. 31886

BOOK 9452 PAGE 774

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Daisy L. Baucom, a widow,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **James J. Johnson and wife, Linda S. 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 Lot No. 186 on the Plan of Hermitage Hills, Section Two, Revised, of record in Book 2900, page 112, Register's Office for said County.
>
> Said Lot No. 186 fronts 75.0 feet on the northerly margin of Bonnalynn Drive and runs back between lines measuring 164.0 feet on the easterly side and 165.5 feet on the westerly side to a dead line in the rear on which it measures 109.37 feet.
>
> Being the same property conveyed to Virgil P. Baucom and wife, Daisy L. Baucom, by deed from J. S. Gleason, Jr., by Griffith R. Norfleet, Attorney In Fact, as of record in Book 3618, page 213, Register's Office for Davidson County, Tennessee. The said Virgil P. Baucom having predeceased Daisy L. Baucom, leaving her as the sole tenant by the entirety.

This is improved property known as 203 Bonnalynn Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3096, page 5, said restrictions have since expired, and easements, covenants and conditions as shown on the Plan of record in Plat Book 2900, page 112, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Mortgagee.

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 hands this 25th day of August, 1994.

Daisy L Baucom
DAISY L. BAUCOM

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daisy L. Baucom**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 25 day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 10-1-95

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 70,900.00.

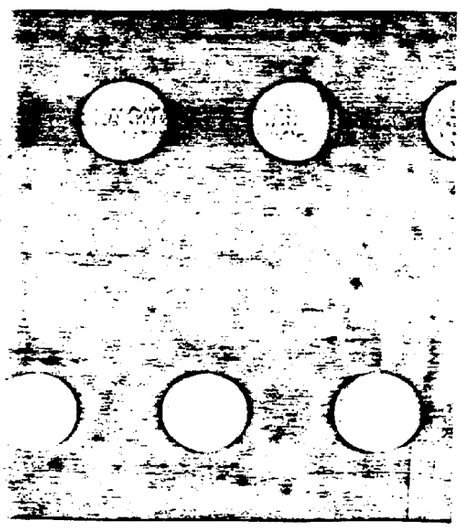
AFFIANT

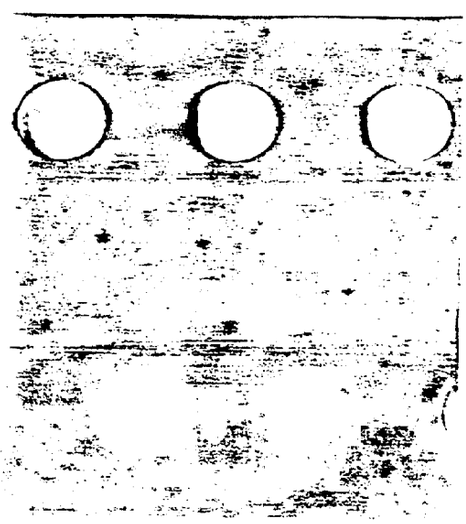
Subscribed and sworn to before me this 25 day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 10-1-95

4123 09/01 0101 03CHECK 271.33





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

RECEIVED OF _____

FOR _____

BOOK 9452 PAGE 776

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 70900.00
CON TX 262.33
PRFEE 1.00
WDEED 8.00
TOTAL 271.33
CHECK 271.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/01/24 01 10515 0001 4123

86908
IDENTIF. ↑ REFERENCE

94 SEP -1 AM 10:16

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 830501