BOOK 9524PG181

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref: (cmw) Title No: 35926
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| John S. Gonas, III<br>Rosemonde C. Gonas<br>705 Estes Road<br>Nashville, TN 37215 | Lincoln Service Mortgage Corporation<br>4801 Frederica Street<br>Owensboro, KY 42304-0005 |

**TAX MAP-PARCEL NUMBERS: 116-04-131 07DA 8330**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin T. Johnson, previously erroneously referred to as Kevin L. Johnson, and spouse, Michelle G. Johnson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John S. Gonas, III and Rosemonde C. Gonas, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the northerly part of Lot No. 10 on the plan of Clearview Subdivision, of record in Book 843, page 8, said Register's Office.

SAID part of Lot No. 10 fronts 92.5 feet on the westerly margin of Estes Road (formerly Wilson Avenue) and extends back 103.8 feet on the northerly line and 110.9 feet on the southerly line to a dead line in the rear, measuring 93.75 feet thereon.

BEING the same property conveyed to Kevin L. Johnson and spouse, Michelle G. Johnson, by deed from Frances C. Finney, a single person, of record in Book 9176, page 191, said Register's Office.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

SUBJECT to all matters as shown on the herein referenced Plan of record in said Register's Office; and a 5-foot easement for public utility purposes set out by instrument of record in Book 753, page 212, said Register's Office.

**It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Southeastern Mortgage of Tennessee, Inc., of record in Book 9176, page 193, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.**

**This is improved property, known as:** 705 Estes Road, Nashville, TN 37215

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 17th day of November, 1994.

Kevin T. Johnson

Michelle G. Johnson

**State of Tennessee**
**County of Davidson**

5272 11/18 0101 03CHECK 467.90

On this 17th day of November, 1994, before me the undersigned authority, personally appeared **Kevin T. Johnson** and **Michelle G. Johnson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

**State of Tennessee**
**County of Davidson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 124000.00

Affiant

Sworn and subscribed before me on the 17th day of November, 1994.

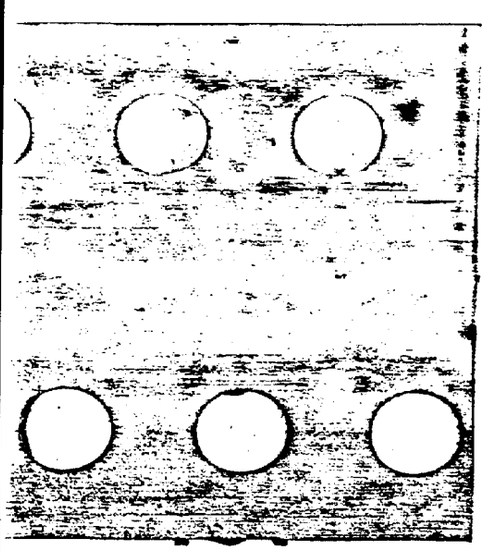
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

10117
IDENTIF. ↑ REFERENCE

94 NOV 18 AM 9:59
FELIX ... REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9524 PG 183

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | COTX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MOTX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 124000.00 |
| CON TX | 458.80 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 467.80 |
| CHECK | 467.80 |

11/18/94 01 09:59 0001 5272

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

IDENTIF. ↑ REFERENCE 10117

94 NOV 18 AM 9:59

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

**No.** 855333