BCV 52

WARRANTY DEED

BOOK 9535 PG 850

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,830.00

Joseph F Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 94

Daphne D Barnes
Notary Public

MY COMMISSION EXPIRES: 10/1/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, 111 Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph F. Johnson (NAME)	CTX Mortgage Company (NAME)	18-12A-29CO
104 Mavella Court (ADDRESS)	P O Box 19000 (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE. Edward Randall Phillips, II et ux Michelle Phillips, d/b/a Randall Phillips Homes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph F. Johnson and wife, Peggy Ann 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:

Lot No. 29 on the Plan of Emerald Cove, a Planned Unit Development, of record in Book 6900, Pages 630 and 631, as amended in Book 9112, Page 29, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the metes and bounds of the said individual lot, building setback lines, easements, and other matters contained therein.

Being part of the same property conveyed to Edward Randall Phillips, II, et ux Michelle Phillips, d/b/a Randall Phillips Homes by deed from Edward Randall Phillips of record in Book 9114, Page 699, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

94 DEC -2 PM 2:49
DAVIDSON COUNTY REGISTER

IDENTIFICATION REFERENCE
11211

unimproved ( )
This is improved (X) property, known as 104 Mavella Court, Goodlettsville, TN 37072
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 hand s this 30th day of November 19 94

Edward Randall Phillips, II et ux Michelle Phillips, d/b/a Randall Phillips Homes
By: Edward Randall Phillips, II
E. Randall Phillips, II

By: Michelle Phillips
Michelle Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

9536 PG 851

Personally appeared before me, the undersigned Thomas A. Mosier, a Notary Public in and for said County and State, the within named Edward Randall Phillips, II et ux Michelle Phillips, d/b/a Randall Phillips Homes

the bargainor s, with whom I am personally acquainted or 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 Goodlettsville, Tennessee, this 30th day of November, 19 94

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

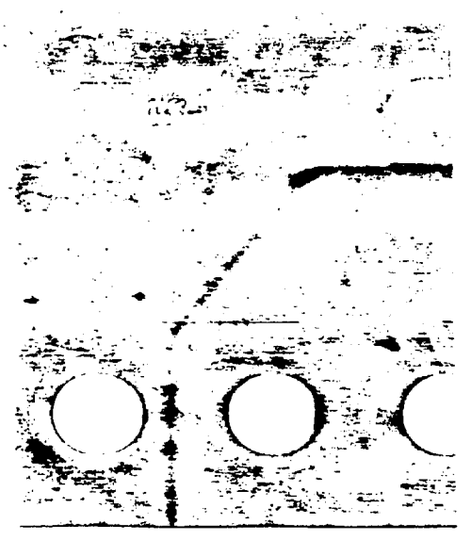
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

9716 12/02 0101 03CHECK 404.16



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

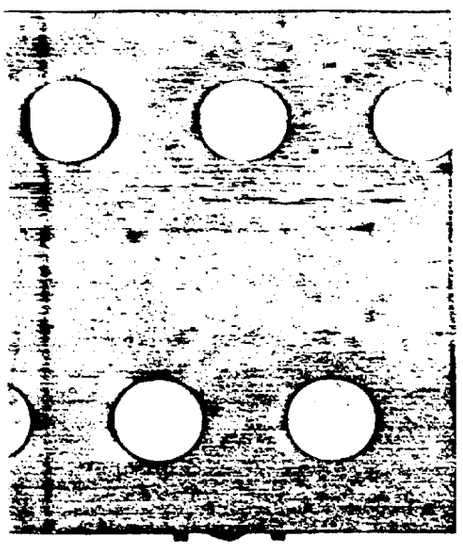
RECEIVED OF _____ BOOK 9536 PG 852

FOR _____

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	
				106830.00
			CDN TX	395.16
			PRFEE	1.00
			WDEED	8.00
			TOTAL	404.16
			CHECK	404.16
12/02/94	01		14:49 0001	9716

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



14211

IDENTIFICATION REFERENCE

94 DEC -2 PM 2:48

REGISTER
DAVIDSON COUNTY, TN.

No. 859727