# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 19 95

Notary Public

MY COMMISSION EXPIRES: 1-26-98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David M. Johnson (NAME) | SAME (NAME) | 133-14-36 |
| 477 Elysian Fields Road (ADDRESS) | (ADDRESS) | FIELD BOOK NO. |
| Nashville, Tennessee 37211 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 6DU 19470 |

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, Dorothy Loretta Teal and Georgia Rita Citarelli* and Clifton Bruce Rockwood, heirs of Katherine May Harding, deceased *(one and the same as Georgia Rita Cetiralli) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David M. Johnson and wife, Paula Rudy 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:

Land in Davidson County, Tennessee, being Lot No. 91, on the Map of Elysian Park Subdivision, as of record in Book 2331, page 32, Register's Office for said County.

Said Lot No. 91 fronts 84 feet on the southerly side of Elysian Fields Road, formerly Trousdale Drive, and runs back 284.9 feet on the easterly line and 328.8 feet on the westerly line to a dead line in the rear on which it measures 107.2 feet.

Being the same property conveyed to Arthur W. Harding and wife, Katherine May Harding by deed from H. Ray Williams and wife, Francis Janel Williams of record in Book 2707, page 327, Register's Office for Davidson County, Tennessee. Arthur W. Harding predeceased Katherine May Harding and subject property vested in Katherine May Harding as the surviving tenant by the entirety. The said Katherine May Harding having died on November 22, 1994 and by her Last Will and Testament of record in Will Book 195, page 228, Probate Office for Davidson County, Tennessee, subject property vested in her heirs, Dorothy Loretta Teal, Georgia Rita Cetiralli and Clifton Bruce Rockwood.

ENCUMBERED AS FOLLOWS:
Davidson County taxes for the year 1995 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 133-14-36; Field Book No. 6DU 19470.

All matters appearing on the Plan of Elysian Park Subdivision of record in

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 477 Elysian Fields Road, Nashville, Tennessee 37211
(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 23rd day of January 19 95

Dorothy Loretta Teal by her Attorney-in-fact Clifton Bruce Rockwood

Dorothy Loretta Teal by her Attorney-in-Fact Clifton Bruce Rockwood Clifton Bruce Rockwood

Georgia Rita Citarelli by her Attorney-in-Fact Clifton Bruce Rockwood Georgia Rita Citarelli by Clifton Bruce Rockwood by her Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19____ .

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

CONTINUATION

Book 2331, page 32, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 5383, page 212 and Book 5594, page 626, Register's Office for Davidson County, Tennessee.

MAIL ENV

95 JAN 25 AM 9:13
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

27852

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Clifton Bruce Rockwood, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Franklin, Tennessee, this 23rd day of January, 1995.

Notary Public

My Commission Expires:

1-20-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Clifton Bruce Rockwood, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Dorothy Loretta Teal, and who acknowledged that he executed the same as the free act and deed of the said Dorothy Loretta Teal.

Witness my hand and official seal, at Franklin, Tennessee, this 23rd day of January, 1995.

Notary Public

My Commission Expires:

1-20-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Clifton Bruce Rockwood, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Georgia Rita Citarelli, and who acknowledged that he executed the same as the free act and deed of the said Georgia Rita Citarelli.

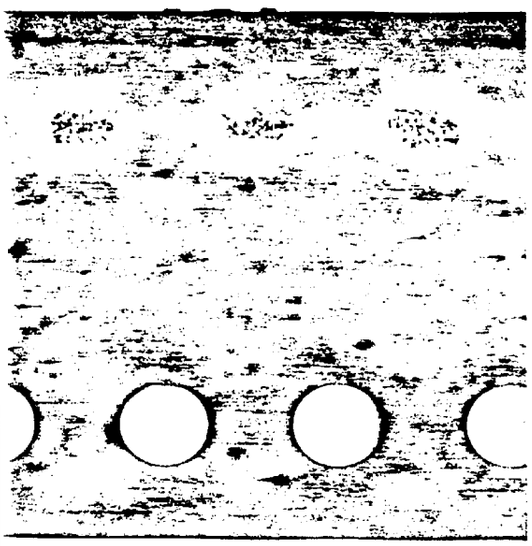
Witness my hand and official seal, at Franklin, Tennessee, this 23rd day of January, 1995.

Notary Public

My Commission Expires:

1-20-98

4889 01/25 0101 03CHECK 220-20



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

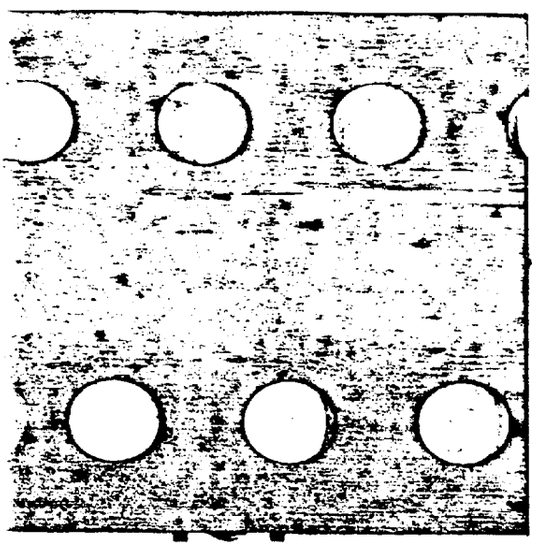
RECEIVED OF _____

FOR _____

BOOK 9578 PG 127

| | | |
|---|---|---|
| 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 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 12.00
TOTAL 220.20
CHECK 220.20

01/25/95 01 09:13 0001 4889

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

27852
IDENTIF. ↑ REFERENCE

95 JAN 25 AM 9:13

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

**No.** 874690