This instrument prepared by:
David S. Zinn
ZINN AND ASSOCIATES
Ste. 102, 2000 Glen Echo Rd.
Nashville, Tennessee 37215

# WARRANTY DEED

| New Owner: | Send Tax Bills To: | Map & Parcel: |
|---|---|---|
| Earl S. Johnson<br>and wife, Katherine T. Johnson<br>1032 Edwin Warner Dr.<br>Nashville, TN 37221 | same | 129-8<br>48 |

FOR AND IN CONSIDERATION of the sum of Thirty-Four Thousand Eight Hundred ($34,800.00) Dollars and other good and valuable consideration, Irene Spurlock Talbert, has this day bargained and sold, and does hereby transfer and convey unto the said Earl S. Johnson, Jr. and wife, Katherine T. Johnson, the Grantees herein, their heirs and assigns, all of her right, title and interest in that certain improved real estate in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 272 on the Plan of Warner Park Valley, Section One, of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.
>
> Said Lot No. 272 fronts 98.0 feet on the southeasterly side of Edwin Warner Drive and extends back 151.2 feet on the northwesterly line and 168.3 feet on the southwesterly line to a dead line in the rear, measuring 99.49 feet thereon.
>
> Being the same property conveyed to Earl S. Johnson and wife, Katherine T. Johnson and Irene Spurlock Talbert, a single woman, by deed from Fred W. Phister and wife, Joan Phister as recorded in Book 6574, Page 470, Register's Office of Davidson County, Tennessee.

This is improved property, known as 1032 Edwin Warner Dr., Nashville, Tennessee.

To have and to hold said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, Grantor covenants that she is lawfully seized and possessed of her interest in said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for such encumberances as may be of record.

Grantor further covenants and binds herself, her successors and assigns, to warrant and forever defend the said title to said land to the Grantees, their heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 15th day of ~~October~~ Nov., 1994.

Irene Spurlock Talbert

Irene Spurlock Talbert

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public, in and for said County and State, Irene Spurlock Talbert, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of November, 1994.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $34,800.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 15th day of November, 1994.

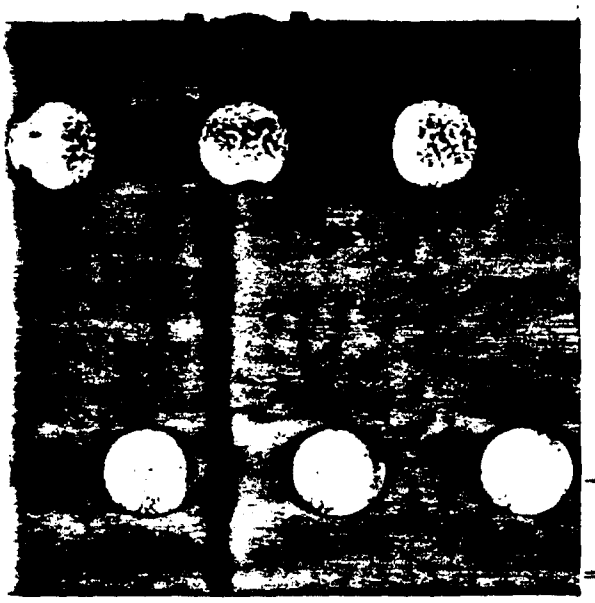
Notary Public

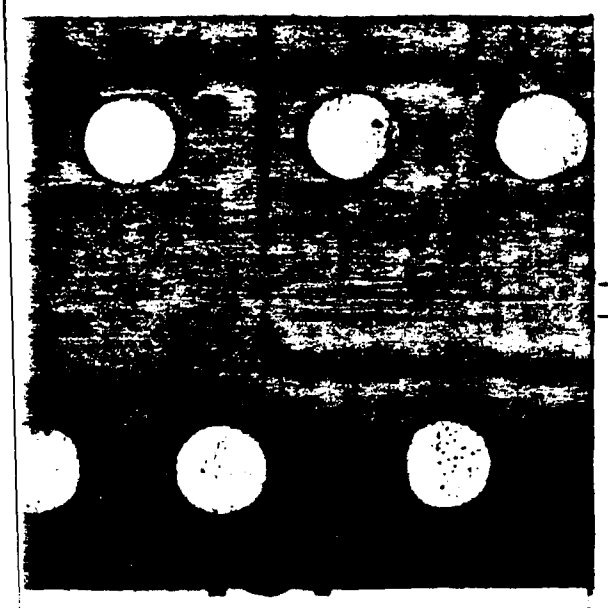
My Commission Expires: _____

58763
IDENTIF. ↑ REFERENCE

95 MAY -8 PM 3:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8774 05/08 0101 03CHECK 137.76





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

RECEIVED OF _____

FOR _____

BOOK 9666 PG 917

| | | |
|---|---|---|
| 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 34800.00
CON TX 128.76
PRFEE 1.00
MDEED 8.00
TOTAL 137.76
CHECK 137.76
05/08/95 01 15:13 0001 8774

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58763
IDENTIF. ↑ REFERENCE

95 MAY -8 PM 3:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 908178