60

This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9689 PG 936

ADDRESS NEW OWNER:
Eric M. Johansen and Kathleen M. Johansen
2934 Wingate Avenue
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Boatmen's National Mortgage, Inc.
4041 Knight Arnold Road
Memphis, Tennessee 38118

MAP AND PARCEL:

MAP	119
GROUP	14
PARCEL	206

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, Michael E. Thurmond, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Eric M. Johansen and wife, Kathleen M. Johansen, 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. 39 on the Map of Tuggle Heights Subdivision, as of record in Book 1130, page 90, Register's Office, Davidson County, Tennessee.

Said Lot No. 39 fronts 60 feet on the easterly side of Wingate Avenue and runs back 157.5 feet on the north line and 159.1 feet on the south line to a dead line, which is a broken line, on which it measures 76.88 feet.

Being the same property conveyed to Michael E. Thurmond, a single person, by deed from Heirs of Hattie Mae Sledge of record in Book 7884, page 606, Register's Office for Davidson County, Tennessee.

This is improved property known as 2934 Wingate Avenue, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eric M. Johansen and wife, Kathleen M. Johansen, their heirs and assigns, forever; and I, Michael E. Thurmond, married, do covenant with the said Grantees that I am 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 he does further covenant and bind himself, his 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 26th day of May, 1995.

Michael E. Thurmond

Michael E. Thurmond

Melanie Thurmond

Melanie Thurmond

BOOK 9689 PG 937

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael E. Thurmond, married, the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 26th day of May, 1995.

M L Hackworth

NOTARY PUBLIC

My Commission Expires: 9-28-97

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 62,000.00.

Affiant

Subscribed and sworn to before me this 26th day of May, 1995.

M L Hackworth

NOTARY PUBLIC

My Commission Expires: 9-28-97

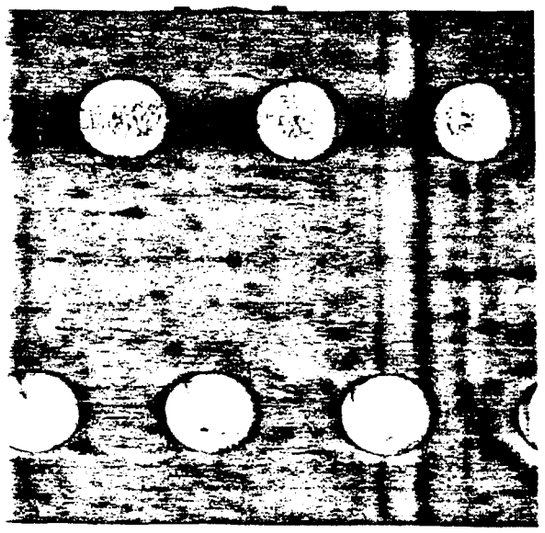
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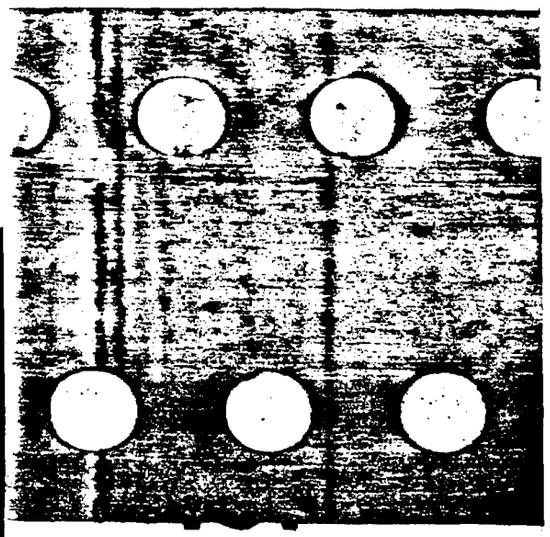
IDENTIF. ↑ REFERENCE

95 JUN -2 PM 3:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7271 06/02 0101 03CHECK 238.40





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

RECEIVED OF _____

FOR _____

BOOK 9689 PG 938

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 62000.00
CON TX 229.40
PRFEE 1.00
WDEED 8.00
TOTAL 238.40
CHECK 238.40

06/02/95 01 15:02 0001 7271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0066484
IDENTIF. ↑ REFERENCE

95 JUN -2 PM 3:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.916571