BOOK 9714PG697

**WARRANTY DEED**

PREPARED BY:

C. Patterson Cron
Woodard and Lincoln, Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $82,500.00

Joey Brent Johnson
Affiant

Sworn to and subscribed before me on this the 26th day of June, 1995.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-27-99

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
JOEY BRENT JOHNSON
136 Pepper Ridge Circle
Antioch, TN 37013

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

**FOR AND IN CONSIDERATION** of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, RANDY C. SULLIVAN and wife, CYNTHIA A. SULLIVAN, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto JOEY BRENT JOHNSON, unmarried, hereinafter called GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 136 on the Plan of Condominium Site of Phase Five, Pepper Ridge Condominiums, of record in Book 8250, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Randy C. Sullivan and wife, Cynthia A. Sullivan, by deed from Lawrence L. Lovell and wife, Marie Lovell of record in Book 9316, Page 523, said Register's Office.

This is improved property known as 136 Pepper Ridge Circle, Antioch, Tennessee, 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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, except as follows:

1) 1995 taxes have been prorated and will be paid by the Grantees when due.

2) Plan of record in Book 8250, page 122, Register's Office for Davidson County, Tennessee.

3) Master Deed & Bylaws contained in instrument of record in Book 7466, Page 248; Book 867, Page 17; Book 7572, Page 22; Book 7779, Page 8026; Book 588, Page 251; Book 8684, Page 880, said Register's Office.

4) An easement for Sanitary Sewers and/or Storm Drainage of record in Book 7505, Page 804, said Register's Office.

And GRANTORS do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 22nd day of June, 1995.

RANDY C. SULLIVAN

CYNTHIA A. SULLIVAN

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, RANDY C. SULLIVAN and wife, CYNTHIA A. SULLIVAN, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at GRAND PRAIRIE, TEXAS, this the 22 day of June, 1995.

NOTARY PUBLIC

My Commission Expires: Charlotte J. Person Notary Public STATE OF TEXAS My Comm. Exp. 03/25/97

5786 06/28 0101 03CHECK 314.25

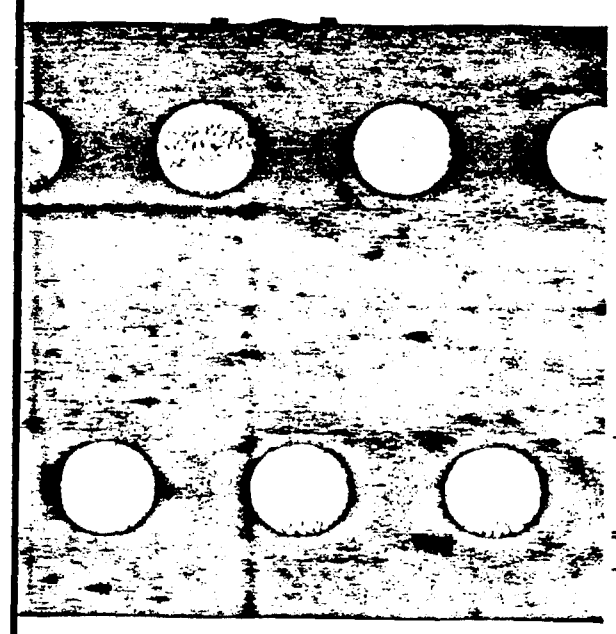
00074190

IDENTIF. ↑ REFERENCE

95 JUN 28 PM 1:02

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

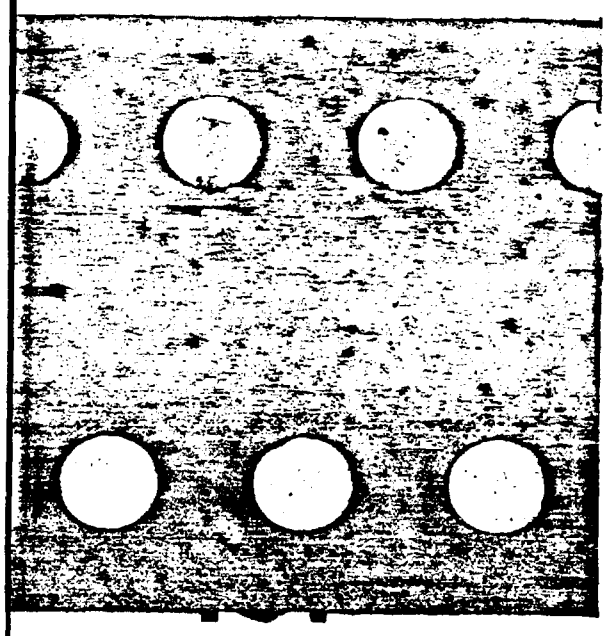
RECEIVED OF _____

FOR _____

BOOK 9714 PG 699

| | | |
|---|---|---|
| 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 82500.00
CON TX 305.25
PRFEE 1.00
WDEED 8.00
TOTAL 314.25
CHECK 314.25

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK** 0001 5786

00741 90
IDENTIF. ↑ REFERENCE

95 JUN 28 PM 1:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 924970