34

BK 9915 PG 12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: ~~February 27, 1997~~ January 4, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guy Jamal Johnson	Guaranty Trust Company	MAP 61-15
(NAME)	(NAME)	
1203 Stratford Avenue	726 South Church Street	PARCEL 357.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Murfreesboro, Tennessee 37130	
(CITY) (STATE) (ZIP)	(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, Carl F. Cotten, Sr. and wife, Shirley Cotten

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Guy Jamal Johnson, unmarried

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. 1, Resubdivision of Lot 279, Inglewood Place of record in Book 5190, page 287, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

For source of title reference is made to Book 5428, Page 90, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

6830 01/11 0101 03CHECK 247.65

0139989

IDENTIF. & REFERENCE

96 JAN 11 AM 11:04

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1203 Stratford Avenue, Nashville, Tennessee 37216
(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 8th day of January 19 96

Carl F. Cotten, Sr.

Shirley Cotten

12/88

BOOK 9915 PG 13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl F. Cotten, Sr. and wife, Shirley Cotten

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 Nashville, Tennessee, this 8th day of January 19 96.

Commission expires February 27, 1997

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

STATE OF TENNESSE
COUNTY OF DAVDISON

On this 8th day of January, 1996, before mepersonally appeared Mike Malone, to me known to be the person who executed the foregoing instrument in behalf of Carl F. Cotten, Sr. and wife, Shirley Cotten, and acknowledged that he executed the same as the free act and deed of said Carl F. Cotten, Sr. and wife, Shriley Cotten.

My Commission expires: 1-25-97

Delaina D Davis
Notary Public

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

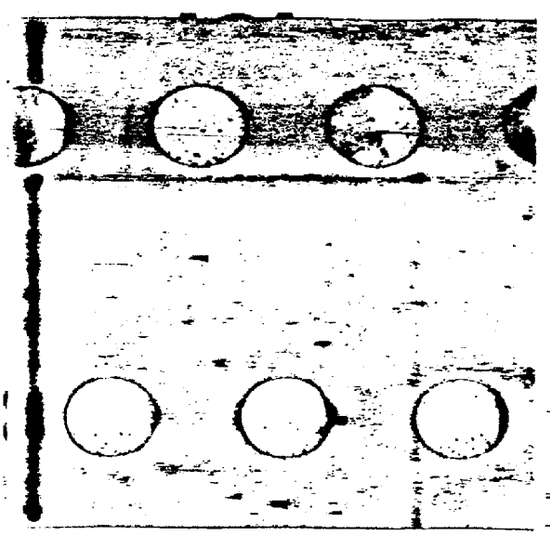
Carl F. Cotten, Sr. and wife, Shirley Cotten

TO

Guy Jamal Johnson

RETURN TO:

Leon Sharber, Attorney
1161 Murfreesboro Road, Ste. 505
Nashville, Tennessee 37217



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

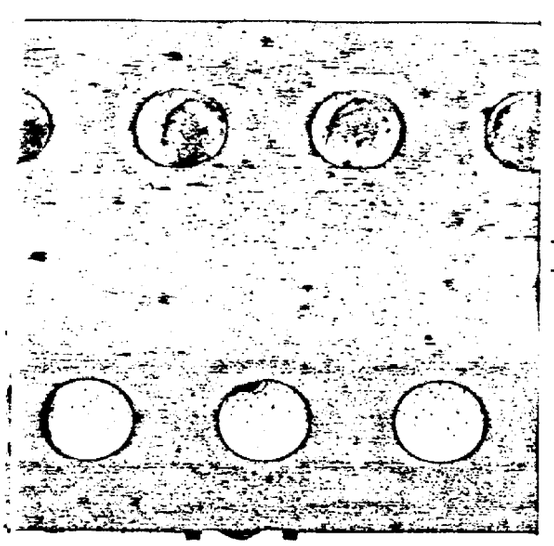
RECEIVED OF _____

FOR _____

BOOK 9915 PG 14

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 64500.00
CON TX 238.65
PRFEE 1.00
WDEED 8.00
TOTAL 247.65
CHECK 247.65

01/11/96 01 11:06 0001 6830

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0139989

IDENTIFICATION REFERENCE

96 JAN 11 AM 11:04

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 995160