60

This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9938 PG 649

ADDRESS NEW OWNER:
David A. Johnson
4400 Cadillac Ave.
Nashville, TN 37204

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Capital Bank & Trust Company
1820 West End Ave.
Nashville, TN 37203

MAP AND PARCEL:
MAP 132-9
GROUP
PARCEL 88

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Cordell Pierce and wife, Thelma Pierce hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David A. Johnson, unmarried, hereinafter called the Grantee, his 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. 23 on the Map showing the Subdivision of certain lots in Oak Hill Subdivision No. 1 of record in Book 547, page 52, said Register's Office.

Being the same property conveyed to Cordell Pierce and wife, Thelma Pierce by deed from Robert H. Kerce and wife Elizabeth S. Kerce of record in Book 2449, page 436, Register's Office for Davidson County, Tennessee.

This is improved property known as 4400 Cadillac Ave., Nashville, TN 37204.

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 1996 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 David A. Johnson, unmarried, his heirs and assigns, forever; and we, Cordell Pierce and wife, Thelma Pierce 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 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 Grantee, his 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 our hands this the 29th day of January, 1996.

Cordell Pierce
Cordell Pierce

Thelma Pierce
Thelma Pierce

96 FEB -5 PM 3:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
14413

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Cordell Pierce and wife, Thelma Pierce the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 136,000.00.

AFFIANT

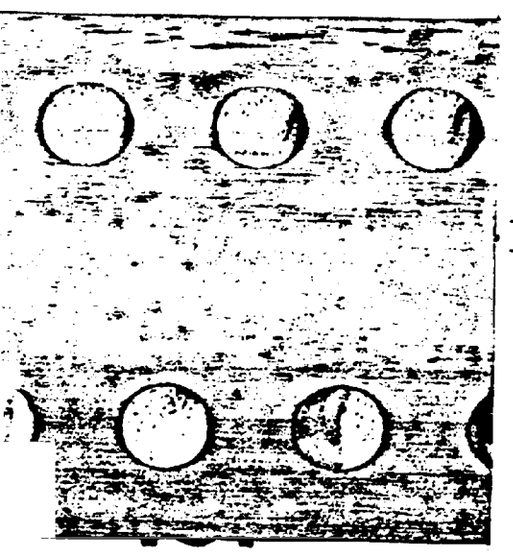
Subscribed and sworn to before me this 29th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

4832 02/05 0101 03CHECK 512.20





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

RECEIVED OF _____

FOR _____

BOOK 9938 PG 651

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
136000.00
CON TX 503.20
PRFEE 1.00
WDEED 88.00
ERR CO
WDEED 88.00-
WDEED 8.00
TOTAL 512.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 512.20

02/05/96 01 15:31 0001 4832

014713
IDENTIF. ↑ REFERENCE

96 FEB -5 PM 3:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003061