274

BOOK 9945 PG 95

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1 DAY OF [illegible]

Notary Public

MY COMMISSION EXPIRES July 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude Westmoreland	SunTrust Bank, Nashville, N.A.	72-9
(NAME)	(NAME)	
1025 Fairwin Avenue	201 4th Ave. North	247
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37219	5DA 02945
(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, Annabel C. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claude Westmoreland

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:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Eskridge Subdivision of part of the W. B. Franklin property, as of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

Said Lot no. 9 fronts 60 feet on the northerly side of Fairwin Avenue and runs back between parallel lines 173 feet to a dead line.

Being the same property conveyed to E. W. Johnson and husband, Annabel C. Johnson by deed from Evelena Weis Bates, formerly Evelena Guy Tune of record in Book 5170, page 25, Register's Office for Davidson County, Tennessee. The Said E. W. Johnson now being deceased, property vested in Annabel C. Johnson, unmarried.

This conveyance is subject to any and all existing easements of record.

96 FEB 12 AM 10:33
FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0149573

unimproved ( )
This is improved (X) property, known as 1025 Fairwin Avenue, Nashville, TN 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 MY hand this 1ST day of February 19 96

Annabel C Johnson By
Annabel C. Johnson
Doris Hatfield, Atty In Fact

STATE OF TENNESSEE BOOK 9945 PG 96

COUNTY OF ~~DAVIDSON~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annabel C. Johnson

the 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 Brentwood, Tennessee, this 1st day of February 19 96.

Commission expires July 27, 1996

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 TENNESSEE
COUNTY OF Williamson

On this 1 day of Feb, 19 96, personally appeared before me, Diane McHugh, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Cadence Bank, N.A. and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 1 day of Feb, 19 96

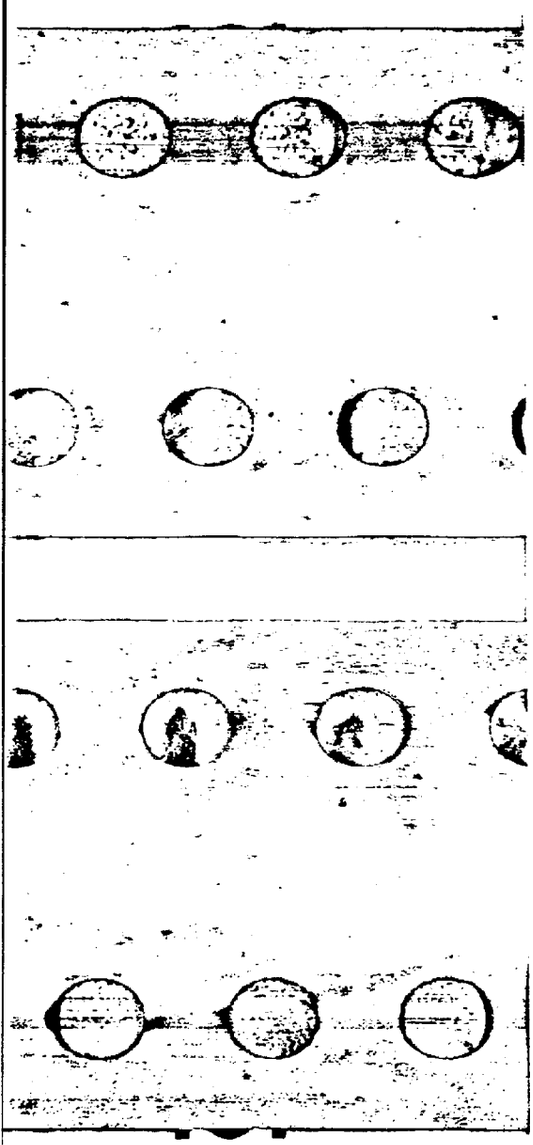
My commission expires My Commission Expires JULY 27, 1996

Notary Public

NOTARY PUBLIC LINDA S. HARRIS DAVIDSON COUNTY TENN

7121 02/12 0101 03CHECK

295.75



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

RECEIVED OF _____

FOR _____

BOOK 9945 PG 97

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 77500.00
CON TX 286.75
PRFEE 1.00
WDEED 8.00
TOTAL 295.75
CHECK 295.75

02/12/96 01 10:37 0001 7121

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149573
IDENTIF. REFERENCE

96 FEB 12 AM 10: 33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1005322