10020

596

WARRANTY DEED

BK/PG 10020/953

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Patsy H. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April 19 96

Regina E. Gipson
Notary Public

MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patsy H. Williams (NAME)	National Bank of Commerce (NAME)	MAP 58.11
572 Phipps Drive (ADDRESS)	7770 Poplar Ave. (ADDRESS)	PARCEL 152
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Germantown, TN 38138 (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, Cecil Johnson and wife, Pia V. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patsy H. Williams, an unmarried woman

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. 77 on the plan of Royal Hills, Section 3, as of record in Book 4860, page 47, Register's Office of said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cecil Johnson and wife, Pia V. Johnson by deed from Ray D. Person and Jane A. Person of record in Deed Book 6688, Page 113, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4950, Page 530, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

96 04 19 0101 03CHECK 301.30

unimproved ( )
This is improved (X) property, known as 572 Phipps Drive, Nashville, Tennessee 37215
(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 11th day of April 19 96

Cecil Johnson
By: Allene Shannon
Allene Shannon, Attorney-in-fact

Pia V. Johnson
By: Allene Shannon
Allene Shannon, Attorney-in-fact

BK. 10020 PG 954

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
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 DAVIDSON

On this the 11th day of April, 1996, before me personally appeared Allene Shannon to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cecil Johnson and wife, Pia V. Johnson and who acknowledged that she executed the same as the free act and deed of the said Cecil Johnson and wife, Pia V. Johnson by virtue of that Power of Attorney, duly executed by the said Cecil Johnson and wife, Pia V. Johnson and being recorded simultaneously herewith.

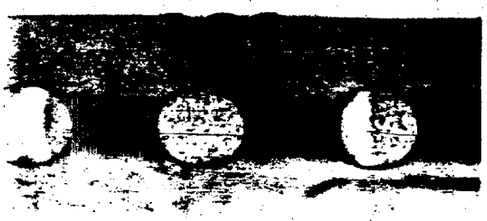
Witness my hand and official seal at ~~Nashville~~, Tennessee, this 11th day of April, 1996.

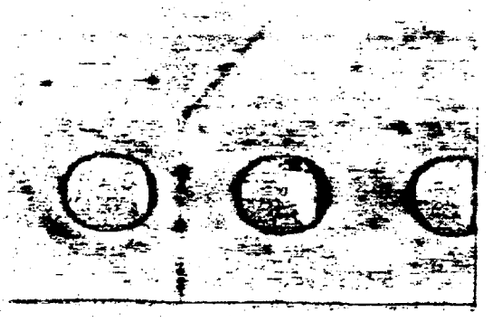
Regina E. Appleton
Notary Public

My Commission Expires: November 28, 1998

96 APR 19 AM 10:24
DAVIDSON COUNTY, TN.

0173042
IDENTIF. & REFERENCE







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

RECEIVED OF _____

FOR _____

BOOK 10020 PG 955

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 79000.00
				GEN FE 292.30
				PRFEE 1.00
				MTGEE 8.00
				TOTAL 301.30
				CHECK 301.30
			04/19/96 01	10:25 0001 2313

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173042
IDENTIF. ↑ REFERENCE

96 APR 19 AM 10: 24
DAVIDSON COUNTY, TN.

No. 1030251