339

STATE OF TENNESSEE
COUNTY OF Davidson

7027-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

William B. Fallati
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 19 96.

Mark A. Ellmore
Notary Public

MY COMMISSION EXPIRES: 1/20/99

BOOK 10048 PG 659

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Fallati	Mortgage Resources, Inc.	108-8-44
(NAME)	(NAME)	
3217 Cedar Ridge Road	404 BNA Drive, Suite 400	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37214	Nashville, Tennessee 37217	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, Edward Thomas Johnson, Jr., unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William B. Fallati and wife, Linda F. Fallati

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 situated in County of Davidson and State of Tennessee, to wit: Being Lot No. 202 on the Plan of Larchwood, Section Two, of record in Plat Book 5200, at page 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Edward Thomas Johnson, Jr. and Virginia B. Johnson, single persons by deed from Jack Kemp, Secretary of Housing and Urban Development, filed of record in Book 8594, page 985, Register's Office for Davidson County, Tennessee.

Said property having since been conveyed to Edward Thomas Johnson, Jr., unmarried by Quitclaim Deed from Virginia B. Johnson, unmarried, filed of record in Book 10048 page 656, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 3217 Cedar Ridge Road, Nashville, Tennessee 37214

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 his hand this 9th day of May, 19 96.

Edward Thomas Johnson, Jr. by His Attorney In Fact Frederick Robert Adams

BOOK 10048 PG 660

7027-M

~~STATE OF TENNESSEE~~
~~COUNTY OF Davidson~~

~~Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for~~ ~~said County and State, the within named~~ ~~Edward Thomas Johnson, Jr., unmarried~~ ~~the bargainor~~, ~~with whom I am personally acquainted, (or proved to me on the basis of satisfactory~~ ~~evidence) and who acknowledged that he executed the within instrument for the purposes~~ ~~therein contained. Witness my hand and official seal at Nashville~~, ~~Tennessee, this 9th day of May~~, ~~19 96~~.

~~My commission expires 1/20/99~~

~~Notary Public Mark A. Ellmore, Jr.~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of May, 1996, before me, personally appeared Frederick Robert Adams, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Edward Thomas Johnson, Jr. and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

1/20/99
My Commission Expires

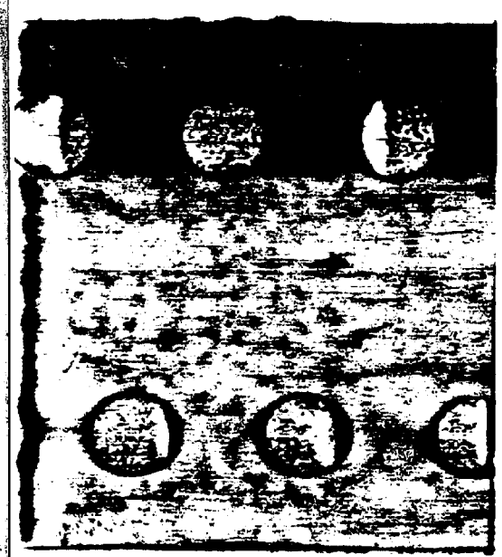
Notary Public Mark A. Ellmore, Jr.

NOTARY PUBLIC AT LARGE

0181263
IDENTIF. & REFERENCE

96 MAY 13 PM 3:49
REGISTER
DAVIDSON COUNTY, TN.

1089 05/13 0101 03CHECK 319.00





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

RECEIVED OF _____

FOR _____

BOOK 10048 PG 661

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 84000.00
CON TX 310.80
PRFEE 1.00
MDEED 8.00
TOTAL 319.80
CHECK 319.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1089

0181263
IDENTIF. ↑ REFERENCE

96 MAY 13 PM 3:4
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1039067