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BOOK 10077 PG 839

016382

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,209.93

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 16, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jack Case Wilson, Attorney, P.O. Box 3451, Brentwood, Tennessee 37024-3451 MA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Gray Johnson (NAME)	First Nationwide Mortgage (NAME)	108-16-323
411 Woodsman Court (ADDRESS)	P.O. Box 9481 (ADDRESS)	3D-91580
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Gaithersburg, MD 20898-9481 (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, Jean G. Spann and Joe L. Spann, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy Gray 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. 90-B Zone Lot Division of Lots 89, 90, 91, 94, 95, 96 and 97 on the plan of Percy Priest Woods, Section 4 of record in Plat Book 6250, page 357, as amended in Plat Book 6250, Page 717, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jean G. Spann and Joe L. Spann, husband and wife by deed of record in Book 8845, Page 970, Register's Office for Davidson County, Tennessee.

The Grantee herein agrees to assume the indebtedness guaranteed by a deed of trust of record in Book 6829, page 631, RODC. Said indebtedness is presently held by First Nationwide Mortgage. The escrow account associated with this loan is hereby transferred to the Grantees.

0189925 IDENTIF. ↑ REFERENCE

96 JUN -6 AM 11:01

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

RECORDING FEE 12.00
STATE TAX 264.92
REGISTER'S FEE 1.00
TOTAL PAID 277.92
RECEIPT NO. 64455

This is improved (X) unimproved property, known as 411 Woodsman Court, Nashville, Tennessee 37214
(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 19th day of April 19 96

727

Jean G. Spann

Joe L. Spann by Jean G. Spann
Atty - Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

BOOK 10077 PG 840

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean G. Spann

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 Smyrna, Tennessee, this 19th day of April, 1996.

Commission expires May 16, 1998

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 Rutherford

On this, 19th day of April, 19 96, personally appeared before me, Jean G. Spann, 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 Joe L. Spann and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 19th day of April, 19 96

My commission expires 5/16/98

Notary Public

JANE WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Jean G. Spann and Joe L. Spann, husband and wife

BOOK 10077 PG 841

TO

Billy Gray Johnson

RETURN TO:

Jack Case Wilson, Attorney
P.O. Box 3451
Brentwood, Tennessee 37024-3451

041.6 05/08 0101 03CHECK 12.00

State of Tennessee, Rutherford County
I, Mark H. Moshea, Register of said county and state do certify that the foregoing instrument is registered in said office in book 572 page 727 that it was received May 15 1996 at 9:30 o'clock A M and entered in notebook 44 page 271 Mark H. Moshea, Reg. Joan Stanley Deputy