Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

0196371

IDENTIFICATION REFERENCE

39 B

File #96-1113

BK/ 10097 PG 684

96 JUN 25 PM 1:14

REGISTER
DAVIDSON COUNTY, TN.

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robin P. Barksdale,** and wife **Julia O. Barksdale**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald D. Johnson, and wife Maria C. Johnson**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-1 on the plan of The Villager West Condominium Apartments, of record in Book 5210, Page 174, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Robin P. Barksdale and wife Julia O. Barksdale by deed from Franklin K. Rives and wife Carol Rives of record in Book 7413, Page 442, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

**This is improved property, known as:** 2134 Fairfax Avenue, Apt A1, Nashville, TN 37

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 24th day of June, 1996

Robin P. Barksdale

Julia O. Barksdale

BK/ 10097 PG 685

State of Tennessee )
County of Davidson )

On this the 24th day of June, 1996, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Robin P. Barksdale and Julia O. Barksdale**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$40,000.00**.

Affiant

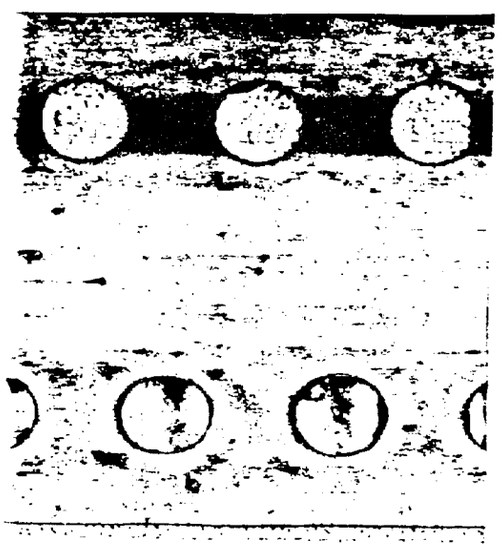
Sworn and subscribed before me on this the 24th day of June, 1996.

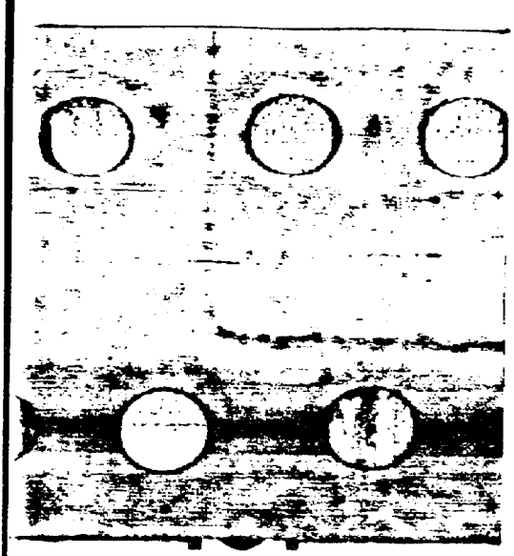
Notary Public

My Commission Expires: 11-22-97

7451 06/25/96 13:01 03CHECK 157.00

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Ronald D. Johnson | SunTrust Bank | 104-11-A-1CO |
| 2134 Fairfax Avenue, Apt A1 | 201 4th Avenue North | |
| Nashville, TN 37212 | Nashville, TN 37219 | |





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

RECEIVED OF _____

FOR _____

BOOK 10097 PG 686

| | | | | | |
|---|---|---|---|---|---|
| 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 40000.00 |
| | | | | CON TX 148.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 157.00 |
| | | | | CHECK 157.00 |
| 06/25/96 | 01 | | | 13:17 0001 7451 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 JUN 25 PM 1:

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

0196371
IDENTIF. # REFERENCE

No. 1055219