BOOK 10108 PG 266

45

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 121,000.00

Cynthia D Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 5/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia D. Miller (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP 135-14-B
2016 Ransom Place (ADDRESS)	P.O. Box 305110 (ADDRESS)	PARCEL 35CO
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (CITY) (STATE) (ZIP)	2DX06954

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, Marc A. Johnson and wife, Keenya B. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia D. Miller, 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. 35, on the plan of Ranson Place, Phase 1, of record in Plat Book 6900, Page 924, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Marc A. Johnson and wife, Keenya B. Johnson by deed from Ransom Place Homes, Inc., of record in Book 9461, Page 532, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictive Covenants and By-Laws of record in Book 7867, Page 81; Book 7885, page 868; Book 7947, page 436; Book 8070, page 555; Book 8424, page 414; Book 8505, page 235; Book 8550, page 764; Book 8707, page 86 and Book 8846, page 184, Register's Office for said County.

0199539

RECEIVED FOR RECORD
96 JUL -2 PM 2:24
DAVIDSON COUNTY, TN.
REGISTER

This is improved (X) unimproved ( ) property, known as 2016 Ransom Place, Nashville, TN 37217
(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 25th day of June 19 96

Marc A. Johnson

Marc A. Johnson

Keenya B. Johnson

Keenya B. Johnson

STATE OF ALABAMA)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marc A. Johnson and wife, Keenya B. Johnson

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 Nashville Millbrook, Alabama, this 24th day of June 19 96.

Commission expires 1-02-2000

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 _____.

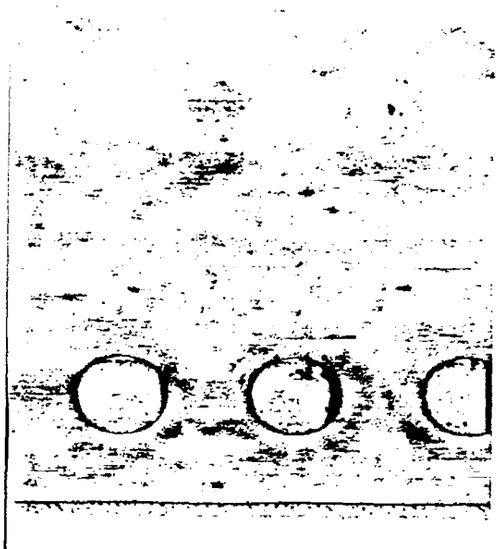
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

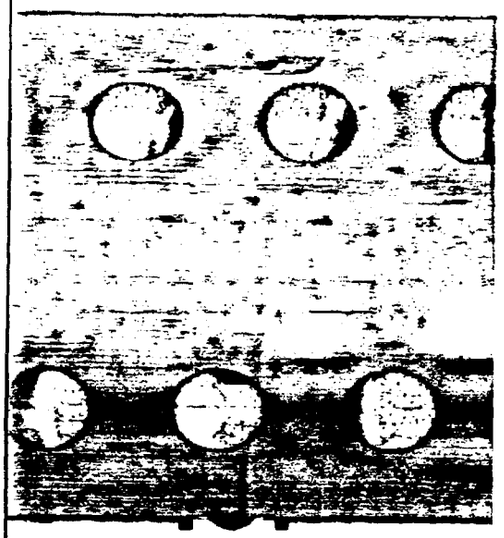
My commission expires _____

Notary Public

RECD 12:03 1:04 33CHECK 45.50

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





RECEIVED OF _____

FOR _____

BOOK 10108 PG 268

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 121000.00
				CON TX 447.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 456.70
				CHECK 456.70
			07/02/96 01	14:28 0001 0817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199539
IDENTIFICATION REFERENCE

96 JUL -2 PM 2:24
REGISTER
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 1058550