BOOK 10125 PG 562

FILE BOX 45

# WARRANTY DEED

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(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 |
|---|---|---|
| Seana Lee Beaty (NAME) | First American National Bank (NAME) | MAP 83-10 |
| 1714 Forrest Avenue (ADDRESS) | First American Center (ADDRESS) | PARCEL 292 |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Nashville, TN 37237 (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, Mary Helen Smithson and James E. Johnson and Charles Eugene Johnson and Carl Johnson and Lois Crawford and Ernest Johnson and Irene Eads and Barbara Jaco,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Seana Lee Beaty, 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. 74, on the plan of Lockeland, the Chadwell Home Place, of record in Plat Book 57, Page 135, 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 W.B. Johnson and wife, Etta Johnson, by deed from Robert D. Eller and wife, Ruth J. Eller, of record in Book 3034, Page 26, Register's Office for said County. W.B. Johnson and wife, Etta Johnson now being deceased. The undersigned, Mary Helen Smith, James E. Johnson, Charles Eugene Johnson, Carl Johnson, Lois Crawford, Ernest Johnson, Irene Eads, and Barbara Jaco being the sole heir of Etta Mae Johnson W.B. Johnson having predeceased his wife, Etta Mae Johnson.

Power of Attorney of record in Book 10125 page 555; Book 10125 page 556; Book 10125, page 557; Book 10125 page 558; Book 10125, page 559; Book 10125, page 560; and Book 10125, page 561, said Register's Office.

***Heirs of the Estate of Etta Mae Johnson

unimproved ( )
This is improved ( X ) property, known as 1714 Forrest Avenue, Nashville, TN 37206
(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 15th day of July 19 96

Mary Helen Smithson
Mary Helen Smithson

Charles Eugene Johnson by Mary Helen Smithson Atty-IN-Fact
Charles Eugene Johnson

James E. Johnson by Mary Helen Smithson Atty-IN-Fact
James E. Johnson

Carl Johnson by Mary Helen Smithson Atty-IN-Fact
Carl Johnson

Lois Crawford by Mary Helen Smithson Atty-IN-Fact
Lois Crawford

Ernest Johnson by Mary Helen Smithson Atty-IN-Fact
Ernest Johnson

Irene Eads by Mary Helen Smithson Atty-IN-Fact
Irene Eads

Barbara Jaco by Mary Helen Smithson
Barbara Jaco

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Mary Helen Smithson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of James E. Johnson, Charles Eugene Johnson, Carl Johnson, Lois Crawford, Ernest Johnson, Irene Eads and Barbara Jaco as their Attorney in Fact as the free act and deed of the within named James E. Johnson, Charles Eugene Johnson, Carl Johnson, Lois Crawford, Ernest Johnson, Irene Eads and Barbara Jaco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee the 15th day of July, 1996.

My Commission Expires: 1-20-99

Zana C. Petty

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Helen Smithson , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 1996 .

My Commission Expires: 1-20-99

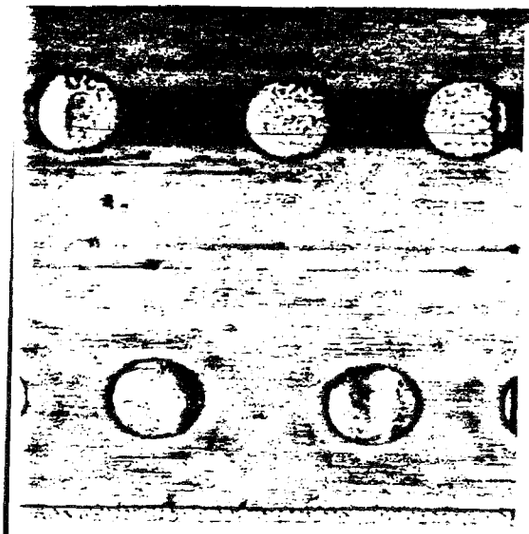
Zana C. Petty

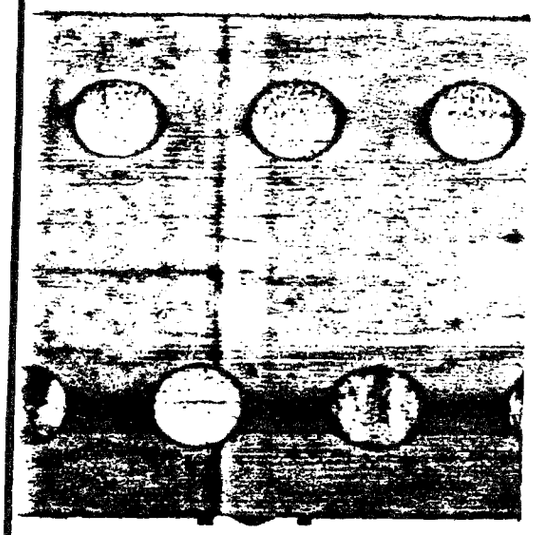
ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

02205080
IDENTIFICATION

96 JUL 18 PM 1:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6849 07/18 0101 03CHECK 170.69





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

RECEIVED OF _____

FOR _____

BOOK 10125 PG 564

| | | |
|---|---|---|
| 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 43700.00
CON TX 161.69
PRFEE 1.00
WDEED 8.00
TOTAL 170.69
CHECK 170.69

07/18/96 01 13:58 0001 6849

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0205080
IDENTIFICATION REFERENCE

96 JUL 18 PM 1:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1064499