WARRANTY DEED

BOOK 10204 PG 483

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$16,000.00**

Claude R. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 1996.

NOTARY PUBLIC

NOTARY PUBLIC

MY COMMISSION EXPIRES: LARGE

RICHARD R. HEDGEPATH NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 1997

THIS INSTRUMENT PREPARED BY: Richard R. Hedgepath, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
Claude R. Johnson and wife, **Mildred R. Johnson**	Same	Map 92-13
5715 Maudina Ave.		Parcel 301
Nashville, Tenn 37209		

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, **JULIA E. DUFFEL** AND HUSBAND, **BILLY DUFFEL**, AND **SANDRA LANGHANS**, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLAUDE R. JOHNSON** AND WIFE, **MILDRED R. JOHNSON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 3 of Block 26 on the map of Subdivision of Plummer Place, of record in Book 161, Page 39, Register's Office for said county.

Said Lot No. 3 fronts 50 feet on the easterly side of Chamberlain Street, formerly 38th Ave., No. and runs back between parallel lines 154 feet more or less to an alley.

BEING the same property conveyed to Julia Duffel and Sandra Langhans by deed from Elaine Sullivan of record in Book 8986, Page 468, Register's Office of Davidson County, Tennessee.

Elaine Sullivan joins in the execution of this deed to convey all right, title and interest she has in the property including homestead not withstanding a previous Quitclaim Deed which she executed.

The above description is the same as in the previous deed of record.

346 Chamberlain Street, Nashville, TN 37209
(House Number) (Street) (City) (State) (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 hands this 24th day of September, 1996.

Julia E. Duffel
JULIA DUFFEL - SELLER

Billy Duffel
BILLY DUFFEL - SELLER

Sandra Langhans
SANDRA LANGHANS - SELLER

Elaine Sullivan
ELAINE SULLIVAN - SELLER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10204 PG 481

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julia E. Duffel** and husband, **Billy Duffel**, the bargainors, 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, Tennessee, this 24th day of September, 1996.

Luana A. Studdard
NOTARY PUBLIC

My commission expires: 5/24/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

3235 09/26 0101 03CHECK 68.20

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elaine Sullivan**, unmarried, and **Sandra Langhans**, unmarried, the bargainors, 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, Tennessee, this 24th day of September, 1996.

Luana A. Studdard
NOTARY PUBLIC

My commission expires: 5/24/97

0229729
IDENTIFICATION REFERENCE

96 SEP 26 PM 2:33

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

PICK-UP

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 10204 PG 485

RECEIVED OF _____

FOR _____

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 16000.00
				CON TX 59.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 68.20
				CHECK 68.20
			09/26/96 01	14:35 0001 3235

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0229729

IDENTIFICATION REFERENCE

96 SEP 26 PM 2:33

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1035635