D0436PB

BK/10228PG827

96 OCT 17 PM 3:53

[illegible] REGISTER
DAVIDSON COUNTY, TN.

0237244

IDENTIF. → REFERENCE

THIS INSTRUMENT PREPARED BY:
David P. Herbert
OATALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0376

WARRANTY DEED

Name and Address of New Owner: Dennis N. Johnson and Sandra A. Johnson 102 Tyne Bay Drive Hendersonville, Tennessee 37075	
Send Tax Bills To: New Owner	
Street Address of Subject Property: 2022/2023 Oak Court Nashville, Tennessee 37206	Map-Parcel No: Map 83-7 Parcel 330.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES D. GRUBBS AND WIFE, THELMA GRUBBS,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **DENNIS N. JOHNSON AND WIFE, SANDRA A. JOHNSON,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Eastland Oaks, Section 2, of record in Book 4860, page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James D. Grubbs and wife, Thelma Grubbs by deed from Savit Incorporated of record in Book 9220, page 388, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 1997 Metropolitan Davidson County taxes;

2. All matters shown on the Plan of record in Book 4860, page 9, Register's Office for Davidson County, Tennessee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto

1222 10/17 0101 03CHECK 194.30

belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 16th day of October, 1996.

James D. Grubbs by David B. Herbert atty in fact

JAMES D. GRUBBS BY DAVID B. HERBERT AS ATTORNEY IN FACT

Thelma Grubbs by David B. Herbert atty in fact

THELMA GRUBBS BY DAVID B. HERBERT AS ATTORNEY IN FACT

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersiged, a Notary Public in and for said County and State, the within named David B. Herbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of James D. Grubbs and wife, Thelma Grubbs as their Attorney-in-Fact, as the free act and deed of the within named James D. Grubbs and wife, Thelma Grubbs.

Witness my hand this 16th day of October, 1996.

Notary Public

My Commission Expires: 11-20-96

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $49,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of October, 1996.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC AT LARGE David D. Herbert My Commission Expires May 20, 1997 STATE OF TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10228 PG 830

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 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 12.00
TOTAL 194.30
CHECK 194.30

10/17/96 01 15:55 0001 1222

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0237244
IDENTIF. ↑ REFERENCE

96 OCT 17 PM 3:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1078238

No [redacted]