BOOK 10228 PG 827

96 OCT 17 PM 3:53

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0237244

IDENTIF. + REFERENCE

THISR INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

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: 2320 Oak Court Nashville, Tennessee 37206 **Map-Parcel No:** **Map 83-7** **Parcel 330.00**

RE-RECORD BOOK 10236 PG 282

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

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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.

RE-RECORD BOOK 10236 PG 283

WITNESS our hands this 16th day of October, 1996.

James D. Grubbs by David B. Herbert attys in fact
JAMES D. GRUBBS BY DAVID B. HERBERT AS ATTORNEY IN FACT

Thelma Grubbs by David B. Herbert attys 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

BOOK 10228 PG 829

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

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

Dennis N. Johnson
Affiant

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

David B. Herbert
NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE

RE-RECORD

BOOK 10236 PG 284

0239658
IDENTIFICATION REFERENCE
RE-RECORD
96 OCT 24 PM 2:26
FELIX A. BROWN, JR. REGISTER
DAVIDSON COUNTY, TN.

3857 10/24 01:01 03CHECK3 12.00