0239719

IDENTIF. & REFERENCE

This instrument prepared by:
Marcy S. Hardee, Attorney
Thomas N. Jones & Associates
339 Main Street
Franklin, TN 37064

Mail

96 OCT 25 AM 8:24

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN BOOK 10236 PG 451

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Robert J. Quinn, II & Judith A. Quinn 1217 Chickering Road Nashville, TN 37215	Norwest Mortgage, Inc. P.O. Box 3659 Frederick, MD 21705-3659	130-14-0-007.00

WARRANTY DEED

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, **Joe E. Johnson and wife, Mary Anne Johnson**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Robert J. Quinn, II and wife, Judith A. Quinn**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 41 on the Revised Plan of B. F. Woodard's Warner Park Subdivision, as of record in Book 1130, page 87, Register's Office for said County.
>
> Said Lot No. 41 fronts 200 feet on the westerly side of Chickering Road and extends back 300 feet on the northerly line and 304.4 feet on the southerly line to a dead line in the rear measuring 180 feet thereon.
>
> Being the same property conveyed to Joe E. Johnson and wife, Mary Anne Johnson by deed from Mayday Land Company, a partnership composed of J. B. Elizer and Heritage Land Co., a Tennessee Corporation, of record in Book 7570, page 97, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 1996 Taxes are a lien, but not yet due and payable.
2. All matters appearing on the Plan of record in Book 1130, page 87, said Register's Office.
3. Easement to MG of N&D Co. of record in Book 6710, page 495, said Register's Office.
4. Subject to any and all building and zoning regulations of City, County and State.
5. Subject to notes on the Plan of record.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This improved property is known as: 1217 Chickering Road, Nashville, Tennessee 37215.

WITNESS OUR HANDS THIS 22nd DAY OF OCTOBER, 1996 IN FRANKLIN, TENNESSEE.

JOE E. JOHNSON

BY: Joe E. Johnson by Jane Ogles
JANE OGLES, ATTY-IN-FACT

MARY ANNE JOHNSON

BY: Maryanne Johnson by Jane Ogles
JANE OGLES, ATTY-IN-FACT

**Power of Attorney being recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Jane Ogles to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Joe E. Johnson and Mary Anne Johnson, and further acknowledged that she executed same as the free act and deed of Joe E. Johnson and Mary Anne Johnson.

Witness my hand this 22nd day of October, 1996.

Michelle W. Hall
NOTARY PUBLIC

My Commission Expires: 1-3-98

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater for this transfer is $399,000.00.

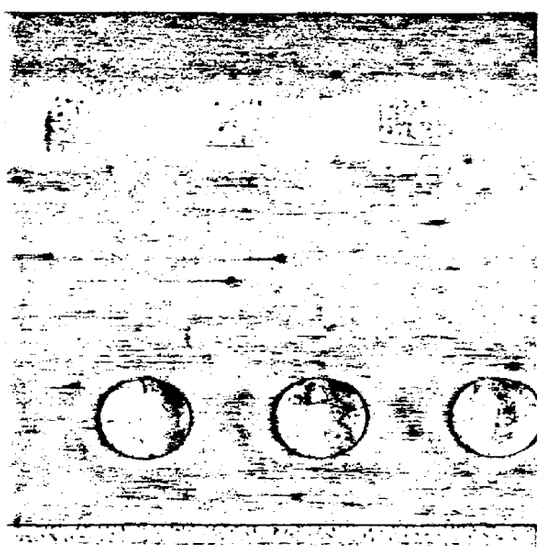
AFFIANT

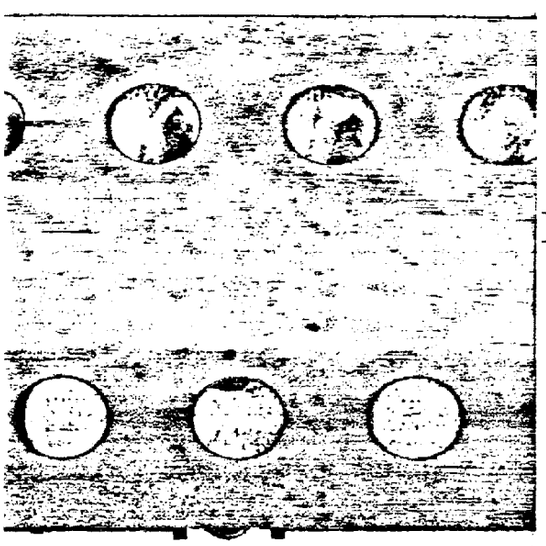
Sworn to and subscribed to me, the undersigned, this 22nd day of October, 1996, in Franklin, Tennessee.

Michelle W. Hall
NOTARY PUBLIC

My Commission Expires: 1-3-98

96 10/25 0101 03CHECK 1485.30





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

RECEIVED OF _____ BOOK 10236 PG 453

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
				AMT 339000.00
				CON TX 1476.30
				PRFEE 1.00
				MDEED 8.00
				TOTAL 1485.30
				CHECK 1485.30
			10/25/96 01	08:27 0001 3926

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239719
IDENTIF. # REFERENCE

96 OCT 25 AM 8:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

Nº 1080898

No [redacted]