BOOK 10241 PG 34

BOX 44

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $118,000.00. **Affiant** Subscribed and sworn to before me, this 29th day of October, 1996. Notary Public My Commission Expires: 3rd/99

Address New Owner As Follows: David R. Johnson and wife, Linda S. Johnson 669 Dutchmans Drive Hermitage, TN 373076	Send Tax Bills To: SAME	Map-Parcel Number: Map 75-8-211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD A. ROSS AND WIFE, LAJUANA D. ROSS,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DAVID R. JOHNSON AND WIFE, LINDA S. JOHNSON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30, Hunter's Hill, Section 1, of record in Book 5800, page 350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard A. Ross and wife, Lajuana D. Ross by deed from Larry Powell and wife, Carol Powell, and James A. Powell and wife, Sybill Powell, of record in Book 6332, page 517, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants contained in instrument of record in Book 6215. page 881, as amended in Book 6223, page 335, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 5800, page 350, Register's Office for said County.

This is improved property known as 669 Dutchmans Drive, Hermitage, TN 37076.

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, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our 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 person whomsoever.

WITNESS my hand this 29th day of October, 1996.

Richard A. Ross

Richard A. Ross

Lajuana D. Ross

Lajuana D. Ross

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD A. ROSS,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of October, 1996.

Wesley D. Turner

Notary Public

My Commission Expires: 5/30/99

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAJUANA D. ROSS,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of October, 1996.

Wesley D. Turner

Notary Public

My Commission Expires: 5/30/99

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

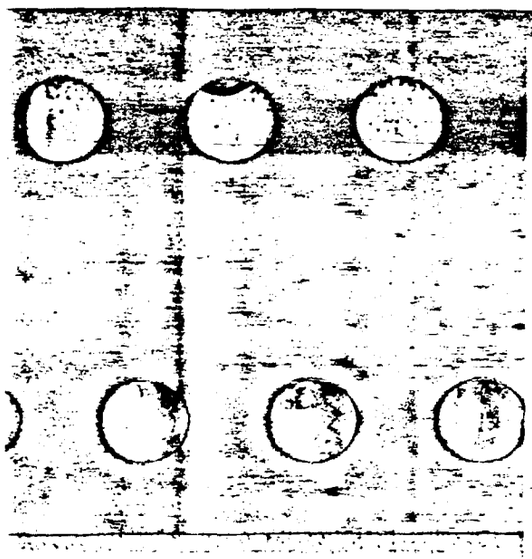
0241188

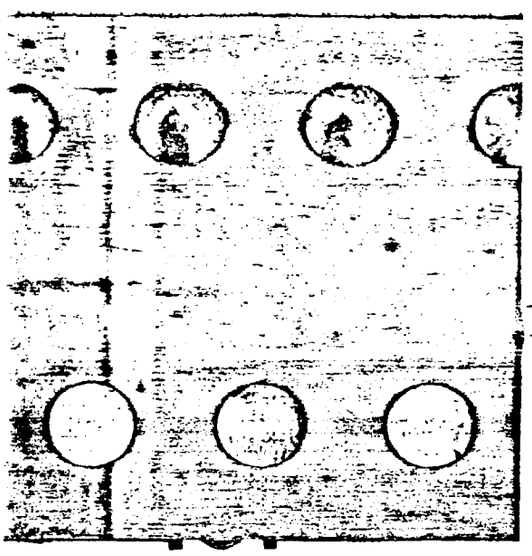
IDENTIFICATION REFERENCE

96 OCT 29 PM 1:32

REGISTER DAVIDSON COUNTY, TN.

96 10/29 0101 03CHECK 445.60





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

RECEIVED OF _____

FOR _____

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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
				118000.00
				CON TX 436.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 445.60
				CHECK 445.60
			10/29/96 01	15:36 0001 5503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0241188
IDENTIF. & REFERENCE

96 OCT 29 PM 3:32
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

Nº 1082456

No [redacted]