58

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Gary Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF November, 19 96

Notary Public

MY COMMISSION EXPIRES: 12/5/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gary W. Johnson | SAME AS OWNER | MAP 131-1D |
| (NAME) | (NAME) | |
| 5025 Hillsboro Road, Unit 14-A | | PARCEL 85 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, J. Jernigan Sanders, Jr. and wife, Wynelle Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary W. Johnson and wife, Doris A. Johnson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 85 of Georgetown Apartments Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 5211, page 325, the plat of which is of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to J. Jernigan Sanders, Jr., unmarried by deed from Paula L. Helm, unmarried by instrument of record in Book 9979, page 7, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1.) Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.
2.) Restrictive covenants contained in an instrument of record in Book 5211, page 325, as amended in Book 6079, page 516, Register's Office for Davidson County, TN.
3.) Subject to all matters shown on the plan of record in Plat Book 5200, page 4, in said Register's Office.
4.) Subject to By-Laws of record in Book 5211, page 345, in said Register's Office.

CONTINUED

This is improved ( X ) property, known as 5025 Hillsboro Road, Unit 14-A, Nashville, TN 37215 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 hand s this 11th day of November, 19 96

J. Jernigan Sanders, Jr.

Wynelle Sanders

BOOK 10257 PG 64

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Jernigan Sanders, Jr. and wife, Wynelle Sanders

the bargainor s, 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 Franklin, Tennessee, this 11th day of November 19 96

Commission expires 11/30/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0512 11/12 0101 03CHECK 242.10

LEGAL DESCRIPTION CONTINUATION

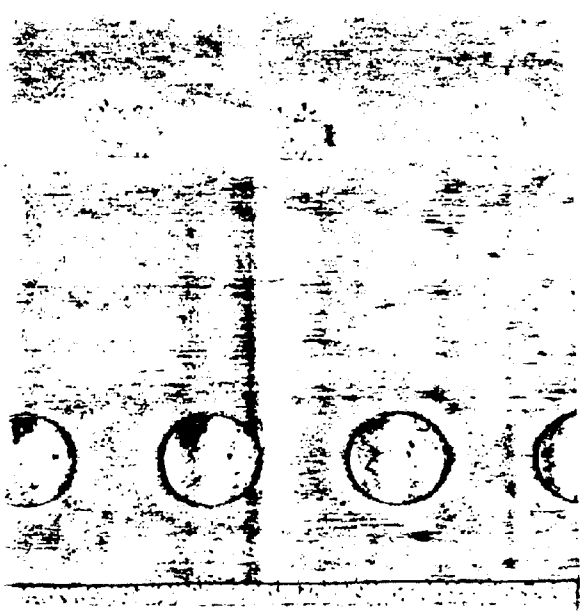
5.)Sanitary sewer and/or storm drainage easement of record in Book 4308, page 650, in said Register's Office.
6.)Subject to rights of others in and to the common areas/elements.

Wynelle Sanders joins in this transaction to convey any and all interest she may have in subject property.

0245842
IDENTIF. ↑ REFERENCE

95 NOV 12 AM 10:58

REGISTER
DAVIDSON COUNTY, TN.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

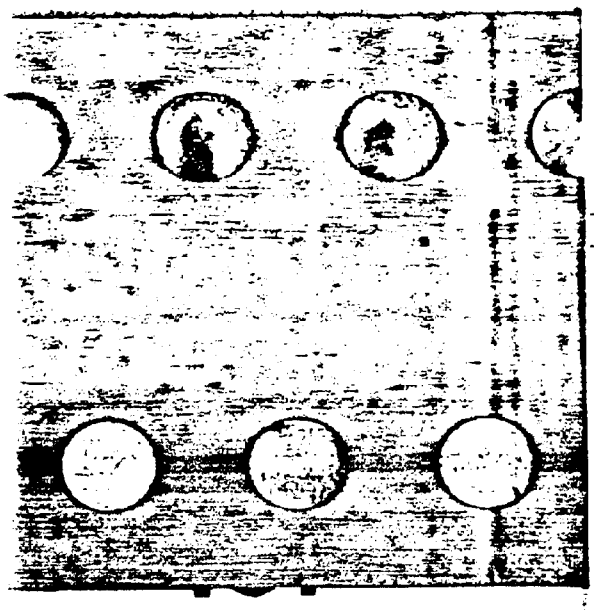
RECEIVED OF _____

FOR _____

BOOK 10257 PG 65

| | | |
|---|---|---|
| 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 63000.00
CON TX 233.10
PRFEE 1.00
WDEED 8.00
TOTAL 242.10
CHECK 242.10

11/12/96 01 10:58 0001 0512

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0245842
IDENTIF. # REFERENCE

96 NOV 12 AM 10:58

[illegible] REGISTER
DAVIDSON COUNTY, TN.

**No.** 1087408