BOOK 10315 PG 468

QUITCLAIM DEED

BOX #19B
G#96-10-21A

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ N-O-N-E

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

SEND TAX BILLS TO OWNER

ADDRESS NEW OWNER(S) AS FOLLOWS:	~~XXXXXXXXXXXX~~ MORTGAGEE:	MAP-PARCEL NUMBERS
BILLY J. JOHNSON	FLAGSTAR BANK, FSB	MAP 068
(NAME)	(NAME)	
4831 Old Hydes Ferry Road	2600 S. Telegraph Rd, Ste 100	PARCEL 040
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Bloomfield Hills, MI 48302	FB #13D-44130
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, BILLY JOE JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND BY THESE PRESENTS DO HEREBY CONVEY UNTO BILLY J. JOHNSON and wife, RUTH E. JOHNSON, as tenancy by the entirety

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:

A tract or parcel of land located in Davidson County, Tennessee, and described according to a mortgage loan inspection by John Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated October 14, 1996, as follows:

BEGINNING at a point in the southerly margin of Old Hydes Ferry Pike, said point being the common front corner of the Stewart Tract, as of record in Book 7055, Page 377, Register's Office for Davidson County, Tennessee, and the herein described tract of land; thence, leaving the southerly margin of Old Hydes Ferry Pike, South 6° 48' 33" West, 249.95 feet to a point; thence, South 1° 38' 19" West, 98.56 feet to a point; thence, South 7° 37' 21" West, 30.39 feet to a point; thence, South 13° 41' 07" West, 76.22 feet to a point; thence, South 9° 30' 08" West, 110 feet, more or less, to a point; thence, eastwardly 350 feet, more or less, field measured (135 feet, more or less, Deed measured) to a point; thence, northwardly 550 feet, more or less, field measured (530 feet, more or less, Deed measured) to a point, said point being in the southerly margin of Old Hydes Ferry Pike; thence, with the said southerly margin of Old Hydes Ferry Pike, westwardly 180 feet, more or less, field measured (135 feet, more or less, Deed measured) to the point of BEGINNING.

BEING part of the same property conveyed to Billy Joe Johnson, by Deed from Juanita Johnson Smith, of record in Book 4790, Page 77, and by the heirs-at-law of Juanita Johnson Smith, deceased, by Quitclaim Deed in Book 5018, Page 635, and being all of the same property conveyed to Billy Joe Johnson, by Deed from Lewis N. Johnson, a single person, of record in Book 9889, Page 618, Register's Office for Davidson County, Tennessee.

THE said Billy Joe Johnson and Billy J. Johnson are one and the same person .

THIS conveyance is subject to any and all zoning regulations, building

CONTINUED

unimproved ( )
is is improved (X) property, known as 4831 Old Hydes Ferry Road, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 6th day of January 19 97

BILLY JOE JOHNSON

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BILLY JOE JOHNSON

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 6th day of January

Commission expires July 24, 1999

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

LEGAL DESCRIPTION CONTINUATION

restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantees herein.

THIS instrument is being executed in order to create a tenancy by the entirety in the Grantees recited herein.

IDENTIFICATION REFERENCE

97 JAN -9 AM 9:36

DAVIDSON COUNTY, TN.

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8.00