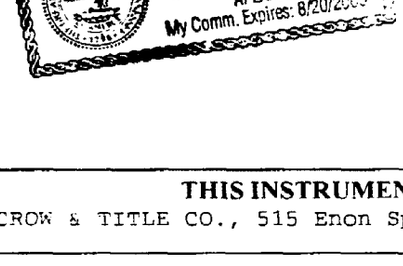
598

BOOK 10434 PG 529

# WARRANTY DEED




SD0497-126L

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

John M Johns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 19 97

Marilyn K. Fisher
Notary Public

MY COMMISSION EXPIRES: August 20, 2000
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
SECURITY ESCROW & TITLE CO., 515 Enon Springs Road, Smyrna, Tennessee 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| John M. Johns | North American Mortgage Company | MAP 148-12 |
| (NAME) | (NAME) | |
| 4668 Fanning Drive | 4301 Hillsboro Pike, Suite 328 | PARCEL 147 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | 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, William B. Watkins and wife, Wanda F. Watkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Johns and Sonya L. Johns, husband and wife

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:

BEING all of Lot No. 141, Hazelwood, Section Six, as shown by plat and survey of record in Plat Book 3842, Page 103, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William B. Watkins and wife, Wanda F. Watkins by deed from Dennis G. Sears and wife, E. Jane Sears of record in Deed Book 6298, Page 210, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4086, Page 27, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.
97 APR 30 AM 10:58

IDENTIF. & REFERENCE
0299456

unimproved ( )
This is improved ( X ) property, known as 4668 Fanning Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 25th day of April 19 97

William B. Watkins

Wanda F. Watkins

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10434 PG 530

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Watkins and wife, Wanda F. Watkins

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 Smyrna, Tennessee, this 25th day of April 19 97.

Commission expires August 20, 2000

Marilyn K. Fisher
Notary Public

OFFICIAL SEAL
MARILYN K. FISHER
NOTARY PUBLIC - TENNESSEE
AT LARGE
My Comm. Expires: 8/20/2000

STATE OF TENNESSEE
COUNTY OF

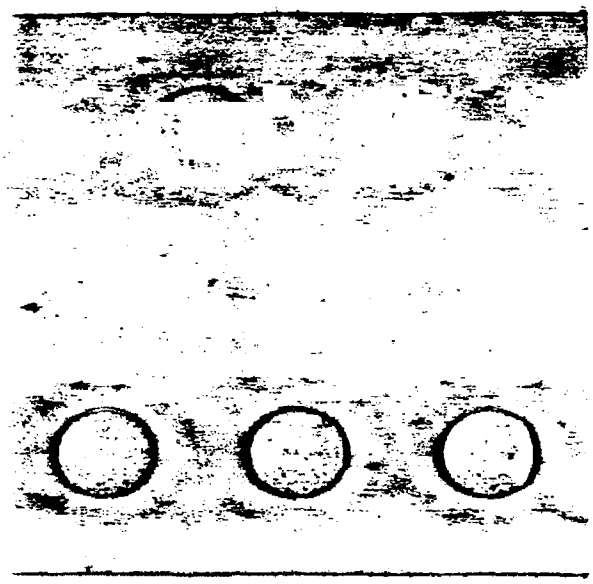
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

5092 04/30 0101 03CHECK 334.60



## OFFICIAL RECEIPT

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

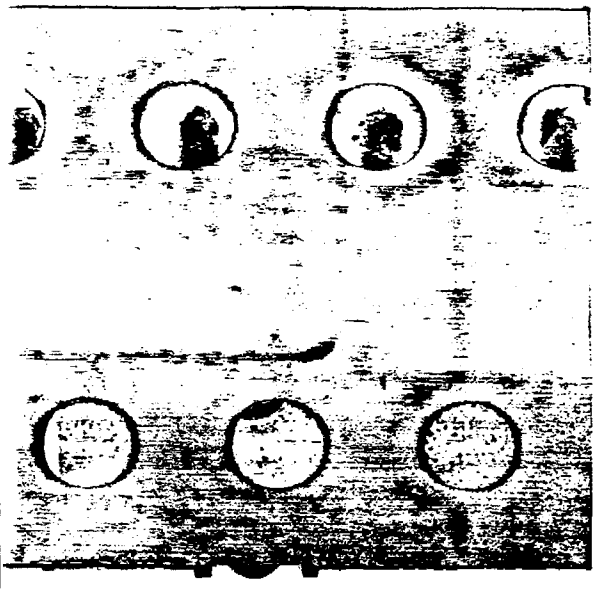
RECEIVED OF _____

FOR _____

BOOK 10434 PG 531

| | | |
|---|---|---|
| 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 | 88000.00 |
| CON TX | 325.60 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 334.60 |
| CHECK | 334.60 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5092

0299456

IDENTIF. ↑ REFERENCE

97 APR 30 AM 10:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.**1145188