19

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **June, 1997** between JACK K. BYRD, EXECUTOR UNDER THE WILL OF ALICE W. JEW, DECEASED, AND JACK K. BYRD, MANAGING TRUSTEE OF THE ALICE W. JEW FOUNDATION PURSUANT TO THE LAST WILL AND TESTAMENT OF ALICE W. JEW, GRANTOR, and DENNIS N. JOHNSON and SANDRA JOHNSON, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JACK K. BYRD, EXECUTOR UNDER THE WILL OF ALICE W. JEW, DECEASED, AND JACK K. BYRD, MANAGING TRUSTEE OF THE ALICE W. JEW FOUNDATION PURSUANT TO THE LAST WILL AND TESTAMENT OF ALICE W. JEW, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto DENNIS N. JOHNSON and SANDRA JOHNSON, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3605 + 3607 Patton Hill Rd, Nashville, TN + 3804 + 3806 Ridgeside Drive, Nashville TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

Jack K. Byrd, Exec + Trustee

JACK K. BYRD, EXECUTOR AND MANAGING TRUSTEE
Signature of Seller

0325202
IDENTIF. + REFERENCE

97 JUL 11 AM 11:52
REGISTER
DAVIDSON COUNTY, TN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JACK K. BYRD, EXECUTOR, AND MANAGING TRUSTEE, the within named bargainors, 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, at office, this **30th** day of **June, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

DENNIS N. JOHNSON and SANDRA JOHNSON
102 Tyne Bay Drive
Hendersonville TN 37075

Property Address:
3605 + 3607 Patton Hill Rd
Nashville TN -

3804 + 3806 Ridgeside Dr.
Nashville, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 050-07, PAR 121, 029, 120, 049

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$168,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **June, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

3234 07/11 0101 03:31:11

63F-60

EXHIBIT 'A'

TRACT NO. 1: Land in Davidson County, Tennessee, being Lot No. 99-B on the Plan of Village by the Creek Subdivision, of record in Book 6250, page 438, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Alice W. Jew by Deed from L-W Investment Properties, Inc., of record in Book 7739, page 489, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Land in Davidson County, Tennessee, being Lot No. 99-A on the Plan of Village by the Creek Subdivision, of record in Book 6250, page 438, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Alice W. Jew by Deed from L-W Investment Properties, Inc., of record in Book 7739, page 486, Register's Office for Davidson County, Tennessee.

TRACT NO. 3: LAND in Davidson County, Tennessee, being Portion "B" of Lot 216, Village by the Creek, Section 6, of record in Book 6250, page 438, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

BEING a portion of the same property conveyed to Alice W. Jew by Warranty Deed from L-W Investment Properties, Inc., of record in Book 7627, page 219, Register's Office for Davidson County, Tennessee, and the same property conveyed by Quitclaim Deed from Alice W. Jew, of record in Book 7748, page 980, said Register's Office.

TRACT NO. 4: LAND in Davidson County, Tennessee, being Portion "A" of Lot 216, Village by the Creek, Section 6, of record in Book 6250, page 438, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description therein.

BEING a portion of the same property conveyed to Alice W. Jew by Warranty Deed from L-W Investment Properties, Inc., of record in Book 7627, page 219, Register's Office for Davidson County, Tennessee, and the same property conveyed by Quitclaim Deed from Alice W. Jew, of record in Book 7748, page 982, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (as to all tracts).

2. All matters as set forth on the Plan of record in Plat Book 6200, PAGE 602 and 603, AS REVISED IN 6250, page 438, said Register's Office, which plan includes a 2.5 x 25-foot anchor easement on the northeast corner of lot 99-B; a 2.5 X 25-foot anchor easement on the southeast corner of Lot 99-A; a 10-foot public utility and drainage easement along the southern and western lot lines of Lot 99-B; a 2.5 X 25-foot anchor easement on the southwest corner of Lot 216-B; a 10-foot public utility and drainage easement along the southern and eastern lot lines as to Lot 216-B; 10-foot minimum building setback line from Harpeth Knoll Road; a 10-foot public utility and drainage easement along the eastern lot line as to Lot 216-A; and a 5-foot public utility and drainage easement along the northern lot line as to Lot 216-A.

3. Restrictive Covenants recorded in Deed Book 6558, Page 296, Register's Office for DAVIDSON County, Tennessee (as to Map 050-07, parcels 121, 029.00, 120.00, and 049.00).

BOOK 10525 PG 937

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

RECEIVED OF _____

FOR _____

BOOK 10525 PG 938

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
165000.00
CON TX 621.60
PRFEE 1.00
WDEED 16.00
TOTAL 638.60
CHECK 638.60

07/11/97 01 11:53 0001 3234

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0325202
IDENTIF. ↑ REFERENCE

97 JUL 11 AM 11:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1172980