BOOK 10894 PG 857

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
19th DAY OF November, 19 97

Notary Public

MY COMMISSION EXPIRES: May 23, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Johnstone	FT Mortgage Companies	MAP 72-9
(NAME)	(NAME)	
445 Cummings Lane	P.O. Box 146	PARCEL 261
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066	Memphis, TN 38101	
(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, John M. Thetford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Johnstone and wife, Charlene R. Johnstone

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 Lot No. 23 on the Map of Eskridge Subdivision of part of the W.B. Franklin Property, as of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 60 feet on the northerly side of Fairwin Avenue and runs back between parallel lines 173 feet to a dead line.

Being the same property conveyed to John M. Thetford by deed from Iris M. Hatcher-Humphrey, Successor Administratrix of the estate of Elma B. Wells, of record in Book 10649, Page 298, Register's Office for Davidson County, Tennessee.

97 NOV 24 PM 2:

FILED
DAVIDSON COUNTY, TN

1684 11/24 0101 03CHECK 312.03

unimproved ( )
This is improved (X) property, known as 931 Fairwin Avenue, Nashville, TN 37216
(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 my hand this 19th day of November, 19 97

John M. Thetford

BOOK 10694 PAGE 858

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 John M. Thetford

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 Madison, Tennessee, this 19th day of November, 1997.

Commission expires May 23, 1998

Diane L. Gregory
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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10894 859

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	81900.00
CON TX	303.03
PRFEE	1.00
WDEED	8.00
TOTAL	312.03
CHECK	312.03

11/24/97 01 14:18 0001 1684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0372973
IDENTIF. & REFERENCE

97 NOV 24 PM 2:11

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN.

No. 1224239