BOOK 10716 PG 693

0378922

IDENTIF. & REFERENCE

97 DEC 11 AM 9:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

After Recording Return To:
Residential Title & Escrow Corp.
5150-C Murfreesboro Road.
LaVergne, TN 37086

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **SHEILA RANDALL AND BEN LAMBETH DBA R & L ENTERPRISES** , (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto, **JULIE ANN JOHNSON and husband TED SWETMAN, as tenants by the entirety** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of real property in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being Lot No. 258 on the plan of Piccadilly Square, Phase III, as of record in Plat Book 6250, page 892-894, Register's Office of said County, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Shelia Randall and Ben Lambeth, d/b/a R & L Enterprises, by deed from Ben Lambeth, dated May 2, 1997, recorded June 26, 1997, of record in Book 10506, page 286, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to matters shown on plan of record in Plat Book 6250, page 892-894, restrictive covenants of record in Book 6518, page 184-190, Book 6236, page 864, Book 6295, page 506, 520, and 534, Book 6300, page 409, Book 6306, page 833, Book 6355, page 322, and Book 6496, page 100, 107, and 114; all in the Register's Office for Davidson County, Tennessee, and to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 26th day of November, 1997.

Ben Lambeth

Sheila Randall

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Sheila Randall and Ben Lambeth dba R & L Enterprises, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 26th day of November, 1997.

Melissa McBroom
Notary Public
My Commission Expires: _____

NOTARY PUBLIC AT LARGE
MELISSA McBROOM
RUTHERFORD COUNTY, TENNESSEE

My Commission Expires 1-22-99

STATE OF TENNESSEE
COUNTY OF

$135,000

The actual consideration or value, whichever is greater, for this transfer is $1 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26 day of November, 1997.

Melissa McBroom
Notary Public
My Commission Expires: _____

NOTARY PUBLIC AT LARGE
MELISSA McBROOM
RUTHERFORD COUNTY, TENNESSEE

My Commission Expires 1-22-99

MAP AND PARCEL NUMBERS: Map 149-01-0-B Parcel 81 9836 12/11 0101 03CHECK 508.50

SEND TAX BILLS TO: NEW OWNERS

ADDRESS NEW OWNER:
Julie Ann Johnson
720 West 1st North Street
Antioch, TN 37013

MORTGAGEE:
Southern Atlantic Financial Svcs
2100 Parklake Drive NE, #B
Atlanta, GA 30345

THIS INSTRUMENT PREPARED BY:
Residential Title & Escrow Corp.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086
File # 97110661

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

RECEIVED OF _____

FOR _____

BOOK 10716 PG 695

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
135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50

12/11/97 01 09:07 0001 9836

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0378922
IDENTIFICATION REFERENCE

97 DEC 11 AM 9:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1230613