56

BOOK 10765 PG 613

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **14th** day of **January, 1998** by and between

ERIC E. SHELLNUT ,

hereinafter referred to as Grantor, and

CAROL D. JOHNSON ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF PHILLIP OLWILL'S ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 134, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CAROL JOHNSON BY DEED FROM ERIC E. SHELLNUT OF RECORD IN BOOK _____ PAGE _____ REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ERIC E. SHELLNUT BY DEED FROM ANDREW M. CUOMO, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF RECORD IN BOOK 10368 PAGE 598 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

4583 01/22 0101 03CHECK 221.75

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

ERIC E. SHELLNUT

0392474
IDENTIF. & REFERENCE

98 JAN 22 PM 2:17
ELIA Z. NELSON, REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ERIC E. SHELLNUT** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of **January, 1998.**

Notary Public

Commission Expiration: _____

SUSAN L. WILLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

My Commission Expires JAN 29, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$57,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUSAN L. WILLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

My Commission Expires JAN. 29, 2000

Subscribed and sworn to before me this **14th** day of **January, 1998.**

Notary Public

Commission Expiration: _____

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	CAROL D. JOHNSON 936 MANSFIELD COURT NASHVILLE, TN 37206	936 MANSFIELD COURT NASHVILLE, TN 37206 MAP PARCEL NUMBER 82-8-357

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

RECEIVED OF _____

FOR _____

BOOK 10765 PG 615

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 57500.00
CON TX 212.75
PRFEE 1.00
WDEED 8.00
TOTAL 221.75
CHECK 221.75

01/22/98 01 14:24 0001 4583

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0392474
IDENTIF. # REFERENCE

98 JAN 22 PM 2:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1245201