BOOK 10798 PG 646

This instrument prepared by:
Maude E. Strasser
104 Wychewood Cove
Madison, Tennessee 37115

NEW PROPERTY OWNERS:
Margaret Johnson
201 East Palestine Blvd.
Apartment G-4
Madison, Tennessee 37115

SEND TAX BILL TO:
Same

MORTGAGEE:

98 FEB 18 PM 1:43
REGISTER'S OFFICE DAVIDSON COUNTY, TN.

0401918
FOR REFERENCE

Map 43-15 parcel 195

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for Love and Affection for my Sister and no monetary consideration, receipt of which is hereby acknowledged, **I, Maude E. Strasser**, hereinafter called Grantors, have this date bargained and sold and do hereby sell, transfer and convey, **EXCEPT for a Life Estate Which I Retain For Myself**, unto **Margaret Johnson**, hereinafter called Grantees, as tenants by the entirety, her heirs and assigns, the following described real estate located in Davidson County, Tennessee, to-wit,

LAND in Davidson County, Tennessee, being Lot No. 95 in the Kingsway Green Subdivision as shown by the plat which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee, to which record reference is hereby made.

Being the same property conveyed to Maude E. Strasser from John H. Hyder and wife, Tawanda R. Hyder by deed dated November 14, 1990 and recorded August 27, 1991 in Book 8429, page 24 of the public records of Davidson County Register of Deeds Office, Davidson County, TN.

This conveyance is subject to all restrictions, easements and covenants of record in Book 4280, page 68, Register's Office of Davidson County, Tennessee, and all zoning ordinances or laws of any governmental authority.

TO HAVE AND TO HOLD said real estate together with all of the rights, titles, interests, easements and appurtenances thereunto belonging unto Margaret Johnson, as tenants by the entirety, their heirs and assigns, in fee simple forever.

I COVENANT with the said Grantee, their heirs and assigns, that I have lawfully seized and possessed the said real estate, have a good and lawful right to convey the same and that it is unencumbered except for any matters imposed by recorded plat and current year's property taxes to be assumed with deed.

I FURTHER COVENANT and bind ourselves, our heirs and personal representatives that we will forever warrant and defend the title to said real estate unto the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our signatures, this 18 day of Feb, 1998.

Maude E. Strasser
Maude E. Strasser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

4725 02/18 0101 03CHECK 8.00

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, the within named Maude E. Strasser, the bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and seal at Davidson County, Tennessee, this 18th day of February, 1998.

My Commission Expires:
March 21, 1998

Notary Public at Large, James O Smith

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS 00.00.

Margaret Johnson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF February, 1998

Notary Public At Large

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 21, 1998