BOOK 10920 PG 420

WARRANTY DEED

TCB-UTC-98-1112

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 1998

Notary Public

MY COMMISSION EXPIRES: 3-31-98
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Likis (NAME)	Southeastern Mortgage (NAME)	MAP 130-16
4530 Everett Drive (ADDRESS)	115 29th Avenue South (ADDRESS)	PARCEL 65
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Stephen Kelly Johnston and wife, Dianne McCord Johnston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frances Likis and William A. Blue, both unmarried

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, State of Tennessee, Being Lot No. 1 on the Plan of "Holmes Johnston's Subdivision of Tract 9 Tyne Meade", City of Forest Hills, Tennessee, recorded March 21, 1966 as of record in Plat Book 3842, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a monument o the easterly side of Everett Drive, City of Forest Hills, Tennessee, and running thence N 85 deg. 53' W a distance of 298 feet to a monument; thence S 4 deg. 30' W a distance of 199 feet to a monument thence S 85 deg. 30' E a distance of 298 feet to a monument; thence N 4 deg. 30' E a distance of 201 feet along the easterly margin of Everett Drive to a monument, which is the point of beginning.

Being the same property conveyed to Stephen Kelly Johnston and wife, Dianne McCord Johnston by Deed from Holmes R. Johnston and wife, Rebecca M. Johnston of record in Deed Book 4001, Page 987, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

98 MAY -6 PM 3:28
DAVIDSON COUNTY, TN.

0434838

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 4530 Everett Drive, Nashville, Tennessee 37215
(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 our hand S this 24th day of April, 19 98

Stephen Kelly Johnston

Stephen Kelly Johnston

Dianne McCord Johnston

Dianne McCord Johnston

BOOK 10920 PG 421

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen Kelly Johnston and wife, Dianne McCord Johnston

the bargainor s, 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 and official seal at Brentwood, Tennessee, this 24th day of April, 19 98.

Commission expires 5-23-98

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

RETURN TO:
TITLE CONNECTION, INC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 1310 Memorial Boulevard
Springfield, Tennessee 37172

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

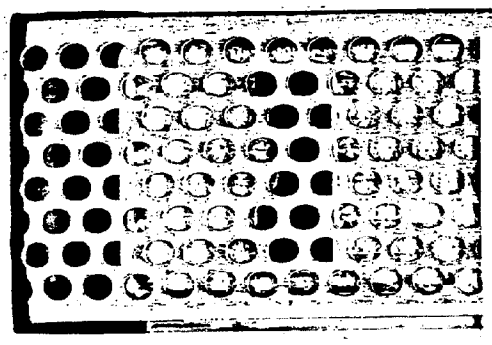
☐ 4733 Andrew Jackson Pkwy. #1-C
Hermitage, Tennessee 37076

☐ 357 Sam Ridley Pkwy W., Suite A
Smyrna, Tennessee 37167

☒ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

MARY FRANCES RUDY
ATTORNEY - AT - LAW

STATE OF TENNESSEE
WILLIAMSON COUNTY
05/06/98 07:01
1192-00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

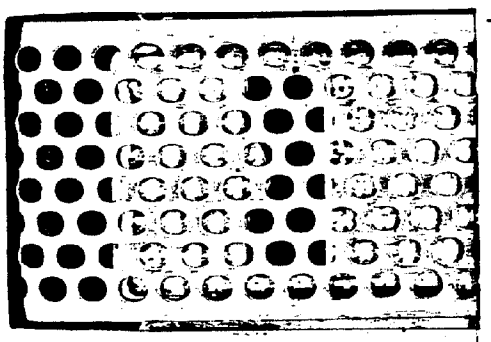
RECEIVED OF _____

FOR _____

BOOK 10920 PG 422

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 320000.00
CON TX 1184.00
PRFEE 1.00
WDEED 8.00
TOTAL 1193.00
CHECK 1193.00

05/06/98 01 15:31 0001 3996

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0434838
IDENTIF. & REFERENCE

98 MAY -6 PM 3:28

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1290050