BOOK 10948 PG 420

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 19 98

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires MAR. 25, 2000

MY COMMISSION EXPIRES: (AFFIX SEAL)

BFTM-98-2297

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
EDWARD SEDDON, ATTORNEY
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
Duncan R. Johnson (NAME)	FT Mortgage Companies dba First (NAME)	MAP 103-9
5735 Stoneway Trail (ADDRESS)	P. O. Box 146 (ADDRESS)	PARCEL 17
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	8DA-57245

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, The Estate of Ralph B. Christian by Marion Janelle Christian, Executrix and Marion Janelle Christian, individually * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Duncan R. Johnson and wife, Marsha Jay Johnson

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:

Being Lot No. 38 on the Plan of Hillwood Park of record in Plat Book 3300, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ralph B. Christian and wife, Georgia Eva Belle L. Christian by Warranty Deed from Ridgelawn Homes, Inc., of record in Book 3532, Page 93, Register's Office for Davidson County, Tennessee. The said Georgia Eva Belle L. Christian having since died and the said Ralph B. Christian being the surviving spouse. The said Ralph B. Christian having since died and said property is now shown under the Estate of Ralph B. Christian according to the Last Will and Testament of Ralph Bernard Christian as shown per Docket No. 97P-7, Probate Court Clerk's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 4170, Page 562, Register's Office for said County.

Marie Janelle Christian joins in this conveyance to convey any and all interest she may have in said property including but not limited to her marital interest.

unimproved ( )
This is improved (X) property, known as 5735 Stoneway Trail, Nashville, TN 37209 *
(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 22nd day of May 19 98

The Estate of Ralph B. Christian
By: Marion Janelle Christian, Executrix
Marion Janelle Christian, Executrix

Marion Janelle Christian, individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Marion Janelle Christian, Individually, a Notary Public in and for said County and State, the within named PUBLIC AT LARGE DAVIDSON COUNTY, TN

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee this 22nd day of May, 19 98.

Commission expires My Commission Expires MAR. 25, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Marion Janelle Christian and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executrix and _____ respectively of the The Estate of Ralph B. Christian the within named bargainor, and corporation, and that he as such Executrix 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 Marion Janelle Christian as such Executrix and attesting the same by the said _____ as such _____.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Witness my hand and official seal at office at Brentwood, TN on this the 22nd day of May, 98.

My commission expires _____

My Commission Expires MAR. 25, 2000

Notary Public

0042815

IDENTIF. ▲ REFERENCE

98 MAY 28 AM 10:14

DAVIDSON COUNTY, TN.

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 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
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

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

RECEIVED OF _____

FOR _____

BOOK 10948 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
225000.00
CO TX 652.50
PRFEE 1.00
CHECK 641.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/28 PR 01 10:18 0001 CE10

0442815
IDENTIF. ↑ REFERENCE
98 MAY 28 AM 10: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1292488