BOOK 10949 PG 44

WARRANTY DEED

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$144,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH DAY OF MAY, 1998.**

Angela M. Lake
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven L. Johnson	**CTX Mortgage Company**	**149-6-89**
(NAME)	(NAME)	
2509 Johnson Ridge Road	**P.O. Box 19000**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Dallas, TX 75219-9000**	
(CITY) (STATE) (ZIP)	(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, **Cardinal Construction Company, Inc.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven L. Johnson and wife Sherry D. 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Addition to A.S. Johnson Property as of record in Book 6050, Page 515, register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cardinal Construction Company, Inc. by deed of record in Book 10949 Page 43, Register's Office for County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **2509 Johnson Ridge Road, Antioch, TN 37013**
(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.

04 42960
IDENTIF. & REFERENCE

98 MAY 28 PM 12:45
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

Witness **our hands** this **20th day of May, 1998**.

BOOK 10949 PG 45

Cardinal Construction Company, Inc.

By: _____

Attest: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared A.J. Johnson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath,
acknowledged himself to be the President, of the Cardinal Construction Company, Inc., a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name
of the corporation by himself/herself as President.

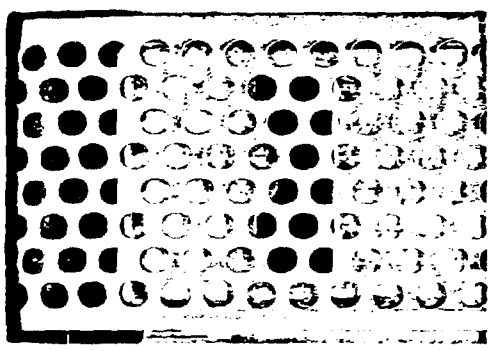
Witness my hand official seal at Antioch, Tennessee, this 20th day
of May, 1998.

Commission expires: _____

Angela M. Lake
notary public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10949 PG 46

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

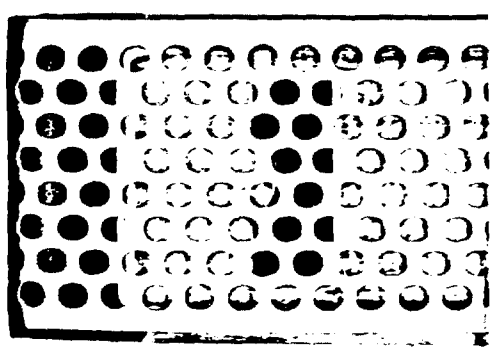
CHRT

CON TA 536.13

PRFEE 1.00

#DEED 8.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0442960

IDENTIF. ↑ REFERENCE

98 MAY 28 PM 12:45

DAVIDSON COUNTY, TN.

No. 1298613