10964 233

266

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Jozella M. Temple	[NEW OWNER	[Map 42-12]
[P. O. Box 60501	[	[Parcel 90]
[Nashville, TN 37206	[	[ ]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205		98-06-6050]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, A. C. Johnson (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Jozella M. Temple (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot 4 on the plan of Heritage View Subdivision, Section 1 of record in Plat Book 6900, Page 772, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to A.C. Johnson by Quitclaim Deed from Ben Dickerson of record in Book 10843, page 75, Register's Office for Davidson County, Tennessee.

And further being the same property conveyed to A. C. Johnson by Quitclaim Deed from May Frances Ward and James Dickerson of record in Book 10843, page 772, Register's Office for Davidson County, Tennessee.

And further being part of the same property vested in May Frances Ward, James Dickerson and Ben Dickerson as evidenced by Affidavit of Heirship of record in Book 10464, page 864, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, and including the following:

1. All matters appearing on the plan of record in Book 6900, page 772, Register's Office for Davidson County, Tennessee.
2. Easements of record in Book 7814, page 344, Book 8204, page 210, and Book 8192, page 229, Register's Office for Davidson County, Tennessee.
3. Possible easement for Tennessee Natural Gas Lines, Inc. of record in Book 1939, page 555, Register's Office for Davidson County, Tennessee.
4. Restrictive covenants of record in Book 7778, page 461, and Book 8076, page 147, and as reinstated by instrument of record in Book 8592, page 433, Register's Office for Davidson County, Tennessee

This is unimproved property commonly known as 1512 Heritage View Blvd., Madison, Tennessee 37115.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for
[this transfer is $7,500.00.
[
[Affiant
[Subscribed and sworn to before me this
[3rd day of June, 1998.
[
[Notary Public
[My Commission Expires: 10-12-99
[

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of June, 1998.

A. C. Johnson

A. C. Johnson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. C. Johnson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of June, 1998.

Notary Public

My Commission Expires: 10-12-99

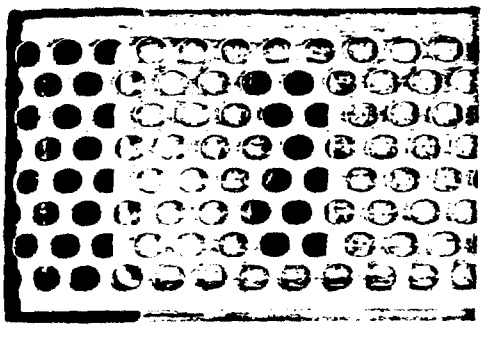
6551 06/05 0101 03CHECK 36

98 JUN -5 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

0446609

7.1 ?



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10964 PG 235

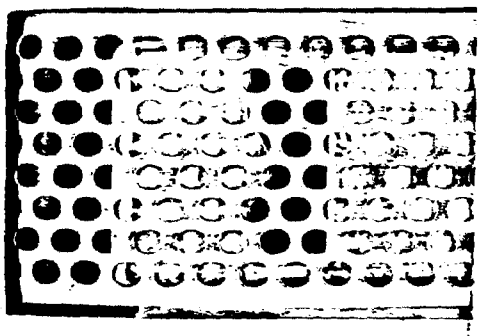
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 7500.00
CON TX 27.75
PRFEE 1.00
WDEED 8.00
TOTAL 36.75
CHECK 36.75

06/05/98 01 09:23 0001 6551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0446609
IDENTIF. ↑ REFERENCE

98 JUN -5 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1302453