0458034

IDENTIF. & REFERENCE

98 JUL -2 AM 9:00

REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Denise A. Rome 5809 Labrador Lane Antioch, TN 37013	Chase Manhattan Mtg. Corp 200 Wilson Bridge Rd. Worthington, OH 43085	Map 172-8-A Parcel 5

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11003 PAGE 77

The actual consideration or value, whichever is greater, for this transfer is $105,500.00.

AFFIANT

02 01:01 03CHECK 401.35

Sworn to and subscribed before me this 30 day of June, 1998.

NOTARY PUBLIC

My Commission Expires: 2/23/02

DOUGLAS S. HALE NOTARY AT LARGE EXP. FEB. 23, 2002 WILLIAMSON CO. TENNESSEE

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, SHANNON H. JOHNSON AND HUSBAND, DAVID M. JOHNSON, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto DENISE A. ROME, UNMARRIED, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

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. 5 on the Plan of Hunters Branch, Section I, of record in Plat Book 6250, page 513, Register's Office of Davidson County, Tennessee. Said Lot No. 5 fronts 29.08 feet on the northerly margin of Labrador Lane and extends back 164.40 feet on the southeasterly line and 114.59 feet on the westerly line to a broken line in the rear measuring 151.13 feet thereon.

Being the same property conveyed to Shannon H. Johnson and husband, David M. Johnson by deed from Jana L. Stevenson and husband, Kenneth A. Johnson of record in Book 9828, page 218, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1998 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 172-8-A, Parcel 5.

2. All matters appearing on the plan of Hunters Branch, Section One, of record in Plat Book 6250, page 513, Register's Office for Davidson County, Tennessee.

3. Covenants, Conditions, Restrictions and By-Laws of record in Book 6601, page 7, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 5809 Labrador Lane, Antioch, Tennessee 37013.

WITNESS our hands this 30TH day of June, 1998 in Franklin, Tennessee.

Shannon H. Johnson
SHANNON H. JOHNSON

DAVID M. JOHNSON

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 Shannon H. Johnson and David M. Johnson, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30 day of June, 1998.

Notary Public

My commission expires: 2/23/02

DOUGLAS S. HALE
NOTARY
AT
LARGE
EXP. FEB. 23, 2002
WILLIAMSON CO., TENN.

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

RECEIVED OF _____

FOR _____

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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 105500.00
CON TX 390.35
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 401.35
CHECK 401.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37702795 01 09:00 0001 8824

0458034
IDENTIF. & REFERENCE
98 JUL -2 AM 9:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.1314599