Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1694

BOOK 11094 PAGE 553

# 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 consideration, the receipt of which is hereby acknowledged, the undersigned **Lee Ann Friton Bailey,** and **Roland T. Bailey**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allison S. Johnson,** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 17 on the revised Plan of East lake Subdivision, Section 2, of record in Book 5200, Page 299, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lee Ann Friton by Quitclaim deed of record in Book 7252, Page 855, RODC, Lee Ann Friton (now Lee Ann Bailey) having since married Roland T. Bailey who joins in the execution of this instrument to convey any marital interest he may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

0482954
IDENTIFICATION REFERENCE

98 SEP -2 AM 10:45

FELIX Z. ROBERTSON, REGISTER
DAVIDSON COUNTY, TN.

**This is improved property, known as:** 1013 East Lake Court, Nashville, TN 37214

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

5508 0902 0101 03CHECK 316.25

**WITNESS THE EXECUTION HEREOF** this 31st day of August, 1998

Lee Ann Friton Bailey
**Lee Ann Friton Bailey**

Roland T. Bailey
**Roland T. Bailey**

**State of Tennessee** )
**County of Davidson** )

On this the 31st day of August, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Lee Ann Friton Bailey and Roland T. Bailey**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

**State of Tennessee** )
**County of Davidson** )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$82,500.00**.

Affiant

Sworn and subscribed before me on this the 31st day of August, 1998.

Notary Public

My Commission Expires: 9-29-2001

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| **Allison S. Johnson** | **SAME** | **108-8-106** |
| **1013 East Lake Court** | | |
| **Nashville, TN 37214** | | |

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

RECEIVED OF _____

FOR _____

BOOK 11094 PAGE 555

| | | |
|---|---|---|
| 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 82500.00
CON TX 305.25
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 316.25
CHECK 316.25

09/02/98 01 10:47 0001 5508

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0482954
IDENTIF. & REFERENCE

98 SEP -2 AM 10:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1340953