22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Heather J. Fowler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF December, 19 98

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HEATHER J. FOWLER (NAME)	MORTGAGE PORTFOLIO SERVICES (NAME)	103-4-314.5
3823 SENTINEL DRIVE (ADDRESS)	4144 N. CENTRAL EXPRESSWAY, #900 (ADDRESS)	11W-84785
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	DALLAS, TX 75204 (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, CARL M. WILLIAMS AND WIFE, JOY R. WILLIAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HEATHER J. FOWLER* AND JOHNNIE L. JOHNSON AND SHEILA C. JOHNSON,
* , AN UNMARRIED WOMAN HUSBAND AND WIFE, AS JOINT TENANTS WITH THE *
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. 15, on the SECOND REVISED Plan of VALLEY VIEW SUBDIVISION, SECTION ONE, of record in Book 2311, page 113, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to CARL M. WILLIAMS AND WIFE, JOY R. WILLIAMS, by deed from Jeffery S. Brock, of record in Book 9971, page 316, Register's Office for DAVIDSON County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2446, page 146, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of CARL M. WILLIAMS AND WIFE, JOY R. WILLIAMS, by CHRISTIE WILSON GIDDISH, as their Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated December 14, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South

*** CONTINUED ***

* RIGHT OF SURVIVORSHIP

unimproved ( )
This is improved (X) property, known as 3823 SENTINEL DRIVE, 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 our hand s this 15th day of December 19 98

CARL M. WILLIAMS
By: Carl M. Williams by Christie Wilson Giddish, atty in fact
CHRISTIE WILSON GIDDISH, ATTORNEY-IN-FACT
JOY R. WILLIAMS
By: Joy R. Williams by Christie Wilson Giddish, atty in fact
CHRISTIE WILSON GIDDISH, ATTORNEY-IN-FACT

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

*** LEGAL DESCRIPTION CONTINUATION

Nashville, TN 37203

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 CHRISTIE WILSON GIDDISH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of CARL M. WILLIAMS AND WIFE, JOY R. WILLIAMS, as their Attorney-in-Fact, as the free act and deed of the within named CARL M. WILLIAMS AND WIFE, JOY R. WILLIAMS.

WITNESS my hand and official seal at Nashville, Tennessee, this 15TH day of DECEMBER, 1998.

NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001

0526445
IDENTIF. # REFERENCE

98 DEC 17 AM 10:30
WILL GARNER REGISTER
DAVIDSON COUNTY, TN.

1829 12/17 0101 03CHECK 295.90

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11256 PAGE 834

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CONV TX	284.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	295.90
CHECK	295.90

12/17/98 01 10:31 0001 1829

0526445
IDENTIF. # REFERENCE

98 DEC 17 AM 10:30

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401281

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED