BOOK 11309 PAGE 887

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF January 19 99

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy L. Johnson (NAME)	Owner (NAME)	MAP #133-12
3904 Dewain Dr (ADDRESS)	(NAME) (ADDRESS)	PARCEL #118
Nashville, TN 37211 (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, William David Harper, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy L. Johnson and wife, Rebecca E. 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:

BEING Lot No. 27, on the Plan of Valley View Meadows, Section II, of record in Book 3600, Page 60, Register's Office for Davidson County, Tennessee.

SAID Lot No. 27 fronts 71.00 feet on the easterly side of Dewain Drive and extends back 175.0 feet on the northerly line and 276.0 feet on the southerly line, to a line in the rear, an irregular line, on which it measures 154.18 feet.

BEING the same property conveyed to William David Harper and wife, Helen Dillon Gregory Harper by deed from Randall Phillips Builders, Inc., of record in Book 4295, Page 370, Register's Office for said County. the said Helen Dillon Gregory Harper now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 3770, Page 214, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3904 Dewain Dr, Nashville, TN 37211
(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 my hand this 21st day of January, 19 99

William David Harper

William David Harper

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 William David Harper, a widower

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 21st day of January, 1999.

Commission expires March 24, 2001

NICHOLAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

054049 7

IDENTIFICATION REFERENCE

99 JAN 25 PM 1:13

RECEIVED
REGISTER
DAVIDSON COUNTY, TN.

6750 01/25/99 0101 03CHECK 351.40

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	92000.00
CON TX	340.40
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	351.40
CHECK	351.40

01/25/99 01 13:11 0001 6750

05404497

IDENTIFICATION REFERENCE

99 JAN 25 PM 1:13

JAMES COMMUNITY REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1416165