STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Terry C Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 5-2-01
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Terry C Johnson | Franklin American Mortgage | 91-10 |
| (NAME) | (NAME) | |
| 732 Hite Street | 501 Corporate Centre Drive #400 | 104 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37209 | Franklin, TN 37067 | 12W 08380 |
| (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, Anna Jo Coffelt Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry C 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. 111 on the Plan of Urbandale, Section II, of record in Book 1835, page 82, Register's Office for said County.

Said lot fronts 70.73 feet on the easterly side of Hite Street as measured around a curve and runs back between lines 101.2 feet on the north line and 125.6 feet on the south line to a dead line in the rear on which it measures 72.8 feet.

AND

Land in Davidson County, Tennessee, previously acquired according to Metropolitan Nashville Bil No. 68-593 and part of parcels 82-84-56 and 411 of Map 91-10, to wit:

Extending the southeasterly line of Lot 111, Section 2 of Urbandale Subdivision from the dead line in the rear and presently owned by Fred C Johnson and wife, Anna Jo Coffelt Johnson in a straight line to intersect with property belonging to JD Kirby et ux and extending the northwesterly line of Fred C Johnson and wife, Anna Jo Coffelt Johnson property line from the dead line straight back to intersect with the property line of land belongint to JD Kirby etux.

Being the same property conveyed to Fred G Johnson and wife, Anna Jo Cofelt Johnson by deed from James S Brehm and wife, Rosa W Brehm of record in Book 2807, page 283 and from E Milligan and Joe Barnes Jr in Book 5688, page 946, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 732 Hite Street, Nashville, Tennessee 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 my hand this 29th day of January 19 99

Anna Jo Coffelt 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 Anna Jo Coffelt Johnson

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of January, 19 99.

Commission expires 5-2-01

Notary Public

NOTARY PUBLIC AT LARGE

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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

0544889

IDENTIF. ↑ REFERENCE

99 FEB -4 AM 8:13

DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to any and all existing easements of record.

1439 02/04 0101 03CHECK 177.00

# OFFICIAL RECEIPT

**BILL GARRETT**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11326** PAGE **79**

| | | | | | |
|---|---|---|---|---|---|
| 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 | 44000.00 |
| CON TX | 162.80 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 177.80 |
| CHECK | 177.80 |

02/04/99 01 09:11 0001 1439

0544889
IDENTIF. & REFERENCE

99 FEB -4 AM 8:13

REGISTER
DAVIDSON COUNTY, TN.

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

**No.** 1420771