BOOK 11386 PG. 106

**This Instrument Prepared By:**

**Brenda Franks Hale, Attorney**
**HALE AND HALE, PLC**
**312 First Tennessee Bank Building**
**Franklin, Tennessee 37064**

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL |
|---|---|---|
| Jamie A. Johnson and<br>wife, Mandy F. Johnson<br>1007 Briley Parkway<br>Nashville, TN 37217 | Union Planters Bank,<br>National Association<br>P.O. Box 3137<br>Memphis, TN 38173-0137 | 107-14-159 |

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**The actual consideration or value, whichever is greater, for this transfer is $59,000.00.**

**AFFIANT**

**Sworn to and subscribed before me this 15 day of March, 1999.**

**NOTARY PUBLIC**

**My Commission Expires:** 2/23/02

99 MAR 16 AM 9:54
ILL. CHANCELLOR REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
056176

## WARRANTY DEED

**For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, MARY FRANCES SULLIVAN, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JAMIE A. JOHNSON and wife, MANDY F. JOHNSON, hereinafter called the "GRANTEES", their 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. 90 on the Plan of Miro Meadows as of record in Book 1424, pages 94 and 95, Register's Office for said County.**

**SAID Lot No. 90 fronts 70 feet on the westerly side of McGavock Pike, and runs back between parallel lines, 143 feet to a dead line.**

**BEING the same property conveyed to Mary Frances Sullivan by deed from Joe William Vanderveen and Joe B. Vanderveen of record in Book 7690, page 592, 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;**

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

AND GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1999 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 GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 107-14-159.

2. All matters appearing on the Plan of Miro Meadows of record in Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 1710, page 183, Register's Office for said County.

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

CHARLES M. SULLIVAN, HUSBAND OF MARY FRANCES SULLIVAN, HEREBY JOINS IN THIS CONVEYANCE FOR THE SOLE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HIS MARITAL STATUS OR OTHERWISE.

This improved property is known as 1007 Briley Parkway, Nashville, Tennessee 37217.

WITNESS our hands this 15 day of March, 1999 in Franklin, Tennessee.

Mary Frances Sullivan
MARY FRANCES SULLIVAN

Charles M. Sullivan
CHARLES M. SULLIVAN

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 Mary Frances Sullivan and husband, Charles M. Sullivan, 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 15 day of March, 1999.

Notary Public

My commission expires: 2/23/02

DOUGLAS NOTARY PUBLIC AT LARGE WILLIAMSON CO.

229-30 03/12/99 10:10 CHECKED

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 11386 PG. 108

| | | |
|---|---|---|
| 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 |

05611761

IDENTIF. # REFERENCE

99 MAR 16 AM 9:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 59000.00 |
| CON TX | 218.30 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 229.30 |
| CHECK | 229.30 |

03/16/99 01 09:53 0001 9292

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

**No.** 1438419