Ex 15

BOOK 11458 PG. 980

Seller: ADAMS
Order No.: 123466

Data ID: 03858
Job No.: 2928

# WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

Patrick K. Johnson
(Name)
3544 Anderson Road
(Street Address or Route Number)
Nashville, TN 37217
(City) (State) (Zip)

SEND TAX BILL TO: MAP PARCEL NUMBERS

Countrywide Home Loans, Inc. Map 136-15
(Name) Parcel 67
4500 Park Granada
(Street Address)
Calabasas, CA 91302-1613
(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to CAROLYN D.B. ADAMS, UNMARRIED (hereinafter referred to as Grantor, whether one or more) by Patrick K. Johnson and wife, Tracey R. Johnson (hereinafter referred to as Grantee, whether one or more), Grantor has this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 107 ON THE PLAN OF HARBOR TOWN VILLAGE, SECTION II, AS OF RECORD IN PLAT BOOK 4675, PAGES 146 AND 147, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CAROLYN D.B. ADAMS, UNMARRIED, BY DEED FROM TED S. SQUIRES OF RECORD IN BOOK 8876, PAGE 411, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The above legal description includes memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

TAX PARCEL NO.: MAP 136-15 PARCEL 67

unimproved ( )
This is improved (X) property, known as 3544 ANDERSON ROAD
(House Number) (Street) (P.O. Address)

NASHVILLE
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

[Continued]

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

27 PAGES 0101 DAVIDSON
455-00

Seller: ADAMS
Order No.: 123466

BOOK 11458 PG. 981 Data ID: 03858

Witness our hands this 28th day of December, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Carolyn D. B. Adams
CAROLYN D.B. ADAMS—Grantor

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

Personally appeared before me, Jim Szaroy, a Notary Public in and for said County and State, CAROLYN D.B. ADAMS, the within named bargainor, with whom I am personally acquainted (or proven 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 Nashville, TN, this 28 day of December, 1998.

My Commission Expires: My Commission Expires MAY 27, 2001

Notary Public

The actual consideration or value, whichever greater, for this transfer is $_____

Carolyn D. B. Adams
CAROLYN D.B. ADAMS—Affiant

~~STATE OF TENNESSEE~~ }
}
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED ~~TO~~ BEFORE ME this the 28 day of December, 1998.

(Affix Seal)

~~My commission expires:~~ My Commission Expires MAY 27, 2001

Notary Public

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

The actual consideration or value, whichever greater, for this transfer is $120,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed to before me this the 28th day of December, 1998.

My Commission Expires April 22, 2001

NOTARY PUBLIC

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

0581725

RECEIVED FOR REFERENCE

99 MAY -3 PM 2:29

REGISTER
DAVIDSON CO. TN.

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 11458 PG. 982

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

05817258

IDEN... A REFERE...

99 MAY -3 PM 2:29

REGISTER'S OFFICE
DAVIDSON CO., TN.

CASH

| | |
|---|---|
| | 120000.00 |
| CON TX | 444.00 |
| PRFEE | 1.00 |
| MTGFEE | 8.00 |
| CFEE | 2.00 |
| TOTAL | 455.00 |
| CHECK | 455.00 |

05/03/99 01 14:32 0001 0507

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

**No.** 1455201