06111132

IDENTIFICATION REFERENCE

99 JUL 13 PM 1:50

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Craig Shular
Affiant

Subscribed and sworn to before me, this 12th day of July, 1999.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:
Craig Shular
39 Erwin Court
Nashville, TN 37205

Send Tax Bills To:
Fleet Mortgage Corp.
1100 West Parkland Ave.
Milwaukee, WI 53224

Map-Parcel Number: EXP. 5-28-2000
104-14-0-G 004.00CO
7DA 92849

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROL ROLFE JOHNSON**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **CRAIG SHULAR**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Whitworth, Phase 1 of record in Book 7900, pages 140 through 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lyndel R. Johnson and wife, Carol R. Johnson by deed from Robert L. Scruggs and wife, Joyce W. Scruggs, of record in Book 8708, page 469, Register's Office for Davidson County, Tennessee; the said parties having since divorced and Lyndel Ray Johnson having conveyed all right, title and interest in subject property to Carol Rolfe Johnson by Quitclaim Deed of record in Book 1141, page 961, Register's Office for Davidson County, Tennessee.

It is hereby agreed and understood that Lyndel R. Johnson and Lyndel Ray Johnson is one and the same person; and Carol R. Johnson and Carol Rolfe Johnson is one and the same person.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 8026, page 305; Book 8047, page 243 and Book 8282, page 45, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 7900, pages 140 through 144, Register's Office for said County.

4. Easement set forth in instrument of record in Book 7868, page 959, Register's Office for said County.

5. Easements for sewer set forth in instruments of record in Book 3467, page 194 and in Book 3505, page 338, Register's Office for Davidson County, Tennessee.

This is improved property known as 39 Erwin Court, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 12th day of July, 1999.

Carol Rolfe Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROL ROLFE JOHNSON**, unmarried the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of July, 1999.

Notary Public

My Commission Expires: 11/27/99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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BOOK 11570 PAGE 780

	520000.00
ENTER	CO
AMT	
	520000.00-
CAMT	
	520000.00
CAMT	1924.00
ENTER	CO
CAMT	1924.00-
CON TX	1924.00
PRFEE	1.00
	[illegible]
	[illegible]
TOTAL	1935.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1490244

[illegible] 13:52 0001 1575