**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

BOOK 11587 PG. 207

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 62,250.00

D. Shawn Martin
Affiant

Subscribed and sworn to before me, this 20th day of July 1999

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-2001

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| D. SHAWN MARTIN<br>3902 Elkins Avenue<br>Nashville, Tennessee 37209 | PACIFIC AMERICAN MORTGAGE<br>4144 N. Central Expressway #900<br>Dallas, Texas 75204 | MAP 92-13<br>PARCEL 114 |

**WARRANTY DEED**

241.33

FOR AND IN CONSIDERATION of the sum of SIXTY TWO THOUSAND TWO HUNDRED FIFTY AND NO/100---------- ($ 62,250.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, HERMAN T. JOHNSON AND WIFE, ESTHER GRIGGS JOHNSON hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto D. SHAWN MARTIN, MARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 of Block 20 on the Map of Charlotte Park Company's Second Addition of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Herman T. Johnson and wife, Esther Griggs Johnson, by deed from A.A. Butler and wife, Edith G. Butler, of record in Book 1517, page 505, Register's Office for Davidson County, Tennessee.

'99 JUL 26 AM 11:15
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. & REFERENCE
0615702

This is improved property known as 3902 Elkins Avenue, Nashville, Tennessee 37209

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.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Charlotte Park Company's Second Addition of record in Book 57, page 160 & 161, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 20th day of July, 19 99.

Herman T. Johnson
HERMAN T. JOHNSON

Esther Griggs Johnson
ESTHER GRIGGS JOHNSON

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**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 HERMAN T. JOHNSON AND WIFE, ESTHER GRIGGS JOHNSON, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of July, 1999.

My Commission Expires: September 29, 2001

Mitchell A. Watts
Notary Public

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

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___ 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 this _____day of _____, 19 _____.

My Commission Expires: _____

_____
Notary Public

# 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 |

BOOK 11587 PG. 209

| | |
|---|---|
| [illegible] | $2250.00 |
| [illegible] TX | 230.33 |
| PRFEE | 1.00 |
| UMEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 241.33 |
| CHECK | 241.33 |

07/26/99 CO 11:18 0001 6806

061702

IDENTIF. ↑ REFERENCE

99 JUL 26 AM 11:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

**No.** 1495091