Box 1

WARRANTY DEED

BOOK 11606 PAGE 243

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 1999.

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky Allen Johnson	**Mortgage Portfolio Services, Inc.**	**147-16-0 175.00**
(NAME) **5009 Madeline Drive**	(NAME) **4144 N. Central Expressway #850**	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Dallas, TX 75204**	
(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, **Richard Clark and wife Donna Clark**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricky Allen Johnson and wife Amy Denise 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:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Fairlane Park of record in Plat Book 2331, Page 108, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Richard Clark and wife, Donna Clark by deed of record in Book 8105, Page 544, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **5009 Madeline Drive, Nashville, TN 37211**
(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.

06204170
IDENTIF. & REFERENCE

99 AUG -4 PM 3:07
REGISTER
DAVIDSON COUNTY, TN.

1983 08/04 0101 03CHECK 360.65

Witness my/our hand(s) this 29th day of July, 1999.

Richard Clark

Richard Clark

Donna Clark

Donna Clark

STATE OF Tennessee
COUNTY OF Davidson

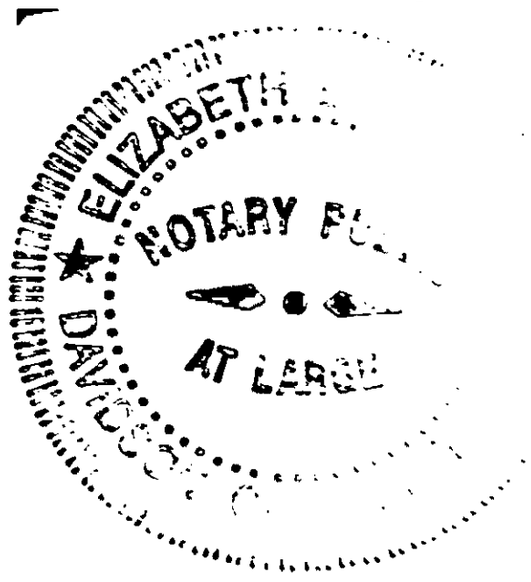
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Richard Clark and wife, Donna Clark the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 1999.

Elizabeth E Inglett

Notary Public

Commission expires: 5/26/2002



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11606 PAGE 245

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

062047O

IDENTIFICATION REFERENCE

99 AUG -4 PM 3:07

REGISTER
DAVIDSON COUNTY, TN.

CAMT	94500.00
CON TX	349.65
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	360.65
CHECK	360.65

08/04/99 01 15:13 0001 1982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500189