0625321

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
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99 AUG 17 PM 1:39

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 411773
Dav. Co. File: Box 8

BOOK 11922 PAGE 825

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Jason M. Gray<br>914 Tower Place<br>Nashville, TN 37204 | Bank of America<br>P.O. Box 35140<br>Louisville, KY 40232 |

**TAX MAP-PARCEL NUMBERS: 132-05-029**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 165,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara R. Ackerman now known as Barbara Ackerman Johnson, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason M. Gray,** hereinafter called the **Grantee**, Grantee's 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. 4 on the Plan of Glendale Park, Section Two of record in Plat Book 1130, page 61, Register's Office for said County.

SAID Lot No. 4 fronts 120 feet on the northerly margin of Tower Place and extends back between parallel lines 172.5 feet to a dead line in the rear.

BEING the same property conveyed to Barbara R. Ackerman by deed from Herbert D. Miller, a widower, of record in Book 5908, page 608, Register's Office for said County. The said Barbara R. Ackerman now being known as Barbara Ackerman Johnson.

Leslie Donald Johnson, the husband of Barbara Ackerman Johnson, joins in this conveyance strictly to release any and all marital interest he may have in the above described property.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 61, said Register's Office, which Plan shows a 50 foot minimum building setback line from Tower Place and a 10 foot easement for public utility purposes along the 4314 line of said lot line.

This instrument is executed on behalf of Leslie Donald Johnson by Barbara Ackerman Johnson as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

**This is improved property, known as:** 914 Tower Place , Nashville, TN 37204

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 16th day of August, 1999.

**Barbara Ackerman Johnson**

**Leslie Donald Johnson, By: Barbara Ackerman Johnson, Atty-In-Fact**

**State of Tennessee**
**County of Davidson**

On this 16th day of August, 1999, before me the undersigned authority, personally appeared **Barbara Ackerman Johnson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SHAWN E. KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

**State of Tennessee**
My Commission Expires MAY 28 2003
**County of Davidson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 165,000.00

Affiant

Sworn and subscribed before me on the 16th day of August, 1999.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____

Notary Public

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 **Barbara Ackerman Johnson**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Leslie Donald Johnson**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of August, 1999.

Notary Public

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires MAY 28, 2003

# EXHIBIT "A"
## To
## WARRANTY DEED

**FROM: Barbara Ackerman Johnson**

**TO: Jason M. Gray**

# A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

**Barbara Ackerman Johnson, Affiant**

Sworn to and subscribed before me this

16th day of August, 1999.

Notary Public

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires MAY 28, 2003

7159 08/17 0101 03CHECK 625.50

*Wldoc: PAS Exhib WD—9191*

# 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 |

0625321
IDENTIF. ↑ REFERENCE

99 AUG 17 PM 1:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11822 PAGE 828

| | |
|---|---|
| CAMT | 165000.00 |
| CON TX | 610.50 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 625.50 |
| CHECK | 625.50 |

08/17/99 01 13:39 0001 7159

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

**No.** 1507402