# WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,800.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF August, 1999.

Notary Public

MY COMMISSION EXPIRES: 10/9/2002

GEORGE R. WOOD NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN. (AFFIX SEAL)

JOHNSON-N-99764

THIS INSTRUMENT WAS PREPARED BY:

Middle Tennessee Escrow Company
113 Hazel Path
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew W. Johnson | NationsBanc Mortgage Corp. | |
| (NAME) 850 Argyle Street | (NAME) 2059 Northlake Parkway | 105-5 |
| (ADDRESS) Nashville, Tennessee 37203 | (ADDRESS) Tucker, GA. 30084 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MBHD, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MATTHEW W. JOHNSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson Couny, TN, being Lot No. 27 on the Plan of Fairview Addition to Nashville, as of record in Book 57, Page 94, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MBHD, LLC by Deed from Mary L. Cash and Sheila Stennis, both unmarried, dated August 21, 1998 and filed for record on August 24, 1998, in Book 11078, Page 832, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Subject to all matters as shown on Plat of record in Plat Book 57, Page 94, Register's Office for Davidson County, Tennessee.

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

99 AUG 27 PM 2:00

0629514

unimproved ( )
This is improved ( X ) property, known as 850 Argyle Street, Nashville, Tennessee 37203
(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.

Witness my/our hand(s) this 25th day of August, 1999.

MBHD, LLC

101 CHECK

346.96

STATE OF Tennessee
COUNTY OF Davidson



Personally appeared before me, George R. Woods, Sr, a Notary Public within and for said County and State aforesaid, personally appeared Michael G. Whalen and ____, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and ____ respectively of the MBHD, LLC the within named bargainor, and corporation, and that he as such President 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 Michael G. Whalen as such President.

Witness my hand and official seal at office at Nashville Tn. on this the 25th day of August, 1999.

My Commission Expires: 10-9-2002

GEORGE R. WOODS SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN

George R Woods

Notary Public

**RETURN TO:**

Middle Tennessee Escrow Company

☐ 113 Hazel Path
Hendersonville, Tennessee 37075

☒ 3401 West End Avenue, Suite 192W
Nashville, TN 37023

# 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 11638 PAGE 412

06295114

INSTRUMENT # REFERENCE

99 AUG 27 PM 2:00

CAMT 50800.00
CON TX 335.96
PRFEE 1.00
MTGTX 8.00
CFEE 2.00
TOTAL 346.96
CHECK 346.96

08/27/99 01 14:00 0001 1698

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

**No.** 1509767