FILE BOX 45

WARRANTY DEED

BOOK 11728 PAGE 417

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 94,500.00

Stephanie Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF October 19 99

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE TENN DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Johnson	First Trust Mortgage Company	MAP 96-9
(NAME)	(NAME)	
2716 Lakeland Drive	P.O. Box 17257	PARCEL 75
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Memphis, TN 38187-0257	
(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, Ruth Lewis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Johnson and wife, Stephanie 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:

BEING Lot No. 28, on the Plan of Martinwood Heights, of record in Book 2133, Page 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 28 fronts 84.4 feet on the northerly side of Lakeland Drive and runs back 218.6 feet on the westerly line and 220.2 feet on the easterly line to a dead line which measures 80.60 feet thereon.

BEING the same property conveyed to Sam Lewis and wife, Ruth Lewis by deed from Charles R. Black and wife, Joanne Black, of record in Book 4954, Page 813, Register's Office for said County. The said Sam Lewis now deceased.

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

Power of Attorney of record in Book 11728, Page 414, said Register's Office.

06534436
RECEIVED FOR REFERENCE
DAVIDSON COUNTY, TN
99 NOV -2 PM 3:
REGISTER'S OFFICE

unimproved ( )
This is improved (X) property, known as 2716 Lakeland Drive, Nashville, TN 37214
(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.

11/03 0101 03CHECK 360.65

Witness my hand this 29th day of October 19 99

Ruth Lewis by Freeda Kitchens POA
Ruth Lewis Her attorney in fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____on this the _____ day of _____ 19_____ .

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, Freeda Kitchens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Ruth Lewis as her Attorney in Fact as the free act and deed of the within named Ruth Lewis. Witness my hand and official seal at Nashville, Tennessee the 29th day of October 1999.

My Commission Expires: 3/24/01

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11728 PAGE 419

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

06534 36

...REFERENCE

99 NOV -2 PM 3:25

...REGISTER
...COUNTY, TN

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

11/02/99 01 15:26 0001 7085

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1534833