WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$43,000.00**

Charles Penick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 29 2000

THIS INSTRUMENT PREPARED WITHOUT TITLE SEARCH AT THE REQUEST OF GRANTORS AND GRANTEES BY:
Richard Hedgepath, Jr., Attorney
4800 Charlotte Ave.
Nashville, TN 37209
mail

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Charles Penick and Katrina Williams	Same	Map 91-07
5303 Kentucky Ave.		Parcel 215
Nashville, TN 37209		

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, **CARL RICHARD JOHNSON** AND WIFE, **MARGARET MAGDALENE JOHNSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES PENICK** AND **KATRINA WILLIAMS**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lots Nos. 1206 and 1208, of Block No. 183, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.

SAID Lots Nos. 1206 and 1208 front together 50 feet on the southerly side of Kentucky Avenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Carl Richard Johnson and wife, Margaret Magdalene Johnson, by deed from Walter F. Johnson of record in Book 11524, Page 428, Register's Office for Davidson County, Tennessee.

5303 Kentucky Avenue, Nashville, TN 37209

(House Number) (Street) (City) (State) (Zip)

Carl Richard Johnson, Carl R. Johnson, and Carl Johnson is one and the same person.

99 11/04 0304 03CHECK 170.10

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

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 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 hands this 3 day of November 1999.

CARL RICHARD JOHNSON - Seller

MARGARET MAGDALENE JOHNSON - Seller

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 **Carl Richard Johnson** and wife, **Margaret Magdalene 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 at Nashville, Tennessee, this 3 day of November 1999.

NOTARY PUBLIC

My commission expires: _____

RICHARD HEDGEPATH JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAR 29 2001

99 NOV -4 PM 3:49
RECEIVED
9956566

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11733 PAGE 165

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

0654566 REINCE

99NOV-4 PM 3:49

CAMT	43000.00
CON TX	159.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	170.10
CHECK	170.10

11/04/99 01 15:50 0001 8273

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1536009