Bk 52

Instr:200007030065898 Page: 1 OF 3
REC'D FOR REC 07/03/2000 1:05:53PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $481.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 30th day of June, 2000.

Notary Public

My Commission Expires: 3/10/2003

BRENDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Walter R. Johnson and Helen E. Johnson
248 Myhr Green
Nashville, TN 37221

SEND TAX BILLS TO:
1st Trust Bank for Savings
PO Box 17257
Memphis, TN 37187-0257

MAP-PARCEL NUMBERS:
142-07-0-C-050.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Maurice N. Newman and wife, Ethyl B. Newman** hereinafter referred to as Grantors, hereby transfers and conveys to **Walter R. Johnson and wife, Helen E. Johnson** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 50, together with the appurtenant interest in the common elements of Ashley Green, a horizontal property regime established by Master Deed, of record in Book 7184, page 44, corrected in Book 7467, page 279 and amended in Book 7482, page 312, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Boundary Plat of Ashley Green on the Plan of record in Plat Book 6900, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maurice N. Newman and wife, Ethyl B. Newman by Warranty Deed from Patricia A. Jarusinsky, unmarried of record in Book 9847, page 461 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 978, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer of record in Book 5374, page 511 in said Register's Office.

Easement for Highway of record in Book 5407, page 643 in said Register's Office.

Easement of record in Book 6483, page 907 in said Register's Office.

Certificate of Correction and Affidavit of record in Book 7467, page 279 in said Register's Office.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 7184, page 44 and in Book 7482, page 312, Register's Office for &*V28& County, Tennessee.

By-Laws of record in Book 7184, page 71 in said Register's Office.

Any lien for Homeowner's Association Dues, if any.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 248 Myhr Green, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 30th day of June, 2000.

Maurice N. Newman
Maurice N. Newman by: Debra Kay Newman his attorney in fact

and Ethyl B Newman
Ethyl B. Newman by: Debra Kay Newman attorney in fact
by: Debra Kay Newman attorney in fact
by: Debra Kay Newman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra Kay Newman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, is the Attorney-in-Fact for Maurice N. Newman, and is authorized by Maurice N. Newman, to execute the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2000.

Notary Public

9-11-2001

My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra Kay Newman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, is the Attorney-in-Fact for Ethyl B. Newman, and is authorized by Ethyl B. Newman, to execute the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2000.

Notary Public

9-11-2001

My Commission Expires

02030-BP