Davidson County DEEDWARR
Recvd: 09/08/00 08:30 2pgs
Fees:11.00 Taxes:229.40

20000908-0088976

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39174

WARRANTY DEED

NOTARY PUBLIC AT LA... DAVIDSON SUMMARELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2000.

Notary Public

MY COMMISSION EXPIRES: 11/25/00 NOV. 25, 2000

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DYANN S. RIVKIN, A SINGLE PERSON 231 Peachtree Street Nashville, TN 37210	COUNTRYWIDE HOME LOANS, INC. MS SV-79 1800 Tapo Canyon Road Simi Valley, CA 93063	119-5-55

FOR AND IN 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,

HOWARD DALE JOHNSTON, SR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DYANN S. RIVKIN, A SINGLE PERSON

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. 1 on the map of W.F. Davis' Subdivision of Block No. 22, Cumberland Nurseries Plan, as of record in Plan Book 332, Page 25, Register's Office for said County.

Said lot No. 1 fronts 78 feet on the southerly side of Peachtree Street and runs back between parallel lines, with the easterly margin of Burbank Avenue, 238 feet to an alley.

Being the same property conveyed to Howard Dale Johnston, Sr. by Quitclaim Deed recorded simultaneously herewith. The subject property was originally conveyed to Lillian K. Johnston et vir William P. Johnston, Sr. by deed of record in Book 5174, Page 936, said Register's Office; William P. Johnston, Sr. died January 22, 1986; Lillian K. Johnston died intestate on October 20, 1986 leaving as her only heirs-at-law Howard Dale Johnston, Sr., William P. Johnston, Jr., and Kenneth W. Johnston.

Subject property constitutes no part of Grantor's principal residence.

Unimproved ( )
This is improved (X) property known as 231 PEACHTREE STREET, NASHVILLE, TN 37210
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 hand this 28th day of AUGUST, 2000

X Howard Dale Johnston Sr.
HOWARD DALE JOHNSTON, SR.

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

HOWARD DALE JOHNSTON, SR.

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 28TH day of August , 2000.

Commission Expires: 6/3/2001

Daphne D. Barnes
Notary Public

DAPHNE D. BARNES * NOTARY PUBLIC AT LARGE * WILLIAMSON CO. TENN.

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 _____, 20_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of , 2000, before me personally appeared to me known to be the person who executed the foregoing instrument in behalf of as Attorney in Fact, and acknowledged that executed the same as the free act and deed of the said .

Witness my hand and official seal at Nashville, Tennessee, this the day of , 2000.

My commission expires:_____ _____
Notary Public