44
LT.

Davidson County DEEDWARR
Recvd: 09/25/00 13:49 2pgs
Fees:11.00 Taxes:331.15

20000925-0094860

THIS INSTRUMENT PREPARED BY:
Marcee Hardy
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $89,500.00.

Ronald L Johnson
Affiant

Subscribed and sworn to before me, this25th day of September, 2000.

Krista R Turner
Notary Public

My Commission Expires: 3/23/02

Address New Owner As Follows:
Ronald L. Johnson and
Henry W. Stallings
108 Academy Square
Nashville, TN 37210

Send Tax Bills To:
Bank of America, N.A.
2059 Northlake Parkway
Tucker, GA 30084

Map-Parcel Number:
093-11-A 108.00CO
13W 14108

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RODNEY M. WALLS**, UNMARRIED, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RONALD L. JOHNSON AND HENRY W. STALLINGS**, as tenants in common, with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Academy Square, of record in Book 5200, page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more compete description.

Being the same property conveyed to Rodney M. Walls by deed from Louise R. Smith, unmarried, of record in Book 10348, page 450, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Academy Square, of record in Book 6117, page 681,and Easements and Amendments to Declaration of Covenants, Conditions and Restrictions of record in Book 6222, page 873, as amended at Book 9520, page748, Register's Office for Davidson County, Tennessee.

2. By-Laws of record in Book 6117, page 700, Register's Office for Davidson County, Tennessee, and Charter of Academy Square, Inc., of record in Book 6125, page 384, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 614, Register's Office for said County.

4. License for encroachment of fence of record in Book 11080, page 146, Register's Office for Davidson County, Tennessee.

This is improved property known as 108 Academy Square, 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 I 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 25th day of September, 2000.

Rodney M. Walls

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RODNEY M. WALLS**, UNMARRIED, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of September, 2000.

Notary Public

My Commission Expires: 3/23/02