Davidson County DEEDWARR
Recvd: 04/16/04 13:05 2pgs
Fees:13.00 Taxes:680.80

20040416-0043138

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Michael C. Holley	USAA Federal Savings Bank	83-14
1810 Holley Street	10750 McDermott Freeway	GROUP
Nashville, Tennessee 37206	San Antonio, TX 78288	PARCEL 143

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of*****One Hundred Eighty Four Thousand Dollars and Zero Cents ($184,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Steven C. Johnson , married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Michael C. Holley and wife, Valerie L. Jephson, 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. 61 of Block "B" on the Plan of The Priest Home Place of record in Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Steven C. Johnson, unmarried, by deed from Russell K. Hollingsworth and wife, Christina A. Hollingsworth, of record in Book 9007, page 61, Register's Office for Davidson County, Tennessee.

CAMELIA JOHNSON, spouse of Steven C. Johnson, joins in this conveyance to convey any interest she may have in subject property, particularly any marital intrest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1810 Russell Street, Nashville, TN 37206

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 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 I do further covenant and bind ourselves, 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 15th day of April, 2004.

Camelia Johnson

Steven C. Johnson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Steven C. Johnson and Camelia 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 15th day of April, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

