BOOK 3921 PAGE 739

WARRANTY DEED

This Instrument Prepared By:
DOBSON & JOHNSON, INC.
1109 Third National Bank Bldg.
Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Walker (NAME:)	Kimbrough-Kavanaugh & Assoc. (NAME:)	6D 78721
225 Garrett Drive (STREET ADDRESS OR ROUTE NUMBER)	416 Union (STREET ADDRESS)	Map 147-6
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 8

For and in Consideration of the sum of $10.00 ---------- TEN AND NO/100 ---------- *DOLLARS*
Cash paid by James H. Walker and wife, Marian B. Walker, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $13,500.00, secured by deed of trust to Miller Kimbrough, Trustee, of record in book 3176, page 327, RODC, Tennessee.

We, Floyd A. Johnson and wife, Jean H. Johnson *have bargained and sold, and by these presents do transfer and convey unto the said* James H. Walker and wife, Marian B. Walker their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Caldwell Hall, Section 1, Revised, of record in Book 2900, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 154 fronts 80 feet on the southerly side of Garrett Drive and extends back 160.2 feet on the easterly line and 169 feet on the westerly line to a dead line measuring 80 feet thereon.

Being the same real property conveyed to Floyd A. Johnson and wife, Jean H. Johnson by deed from Gaines and Gaines Construction Company, Inc., a Tennessee corporation, of record in Book 3165, page 361, said Register's Office.

This is ~~unimproved~~ improved property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James H. Walker and wife, Marian B. Walker their *heirs and assigns, forever.*

And we *do covenant with the said* James H. Walker and wife, Marian B. Walker *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,* except as stated herein and the 1965 taxes which have been assumed by purchaser.

And We, Floyd A. Johnson and wife, Jean H. Johnson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James H. Walker and wife, Marian B. Walker, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 6th *day of* August, 1965, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Floyd A. Johnson
Floyd A. Johnson

X Jean H. Johnson
Jean H. Johnson

BOOK 3921 PAGE 740

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edward W. Blackford, a Notary Public in and for said County and State, Floyd A. Johnson and wife, Jean H. Johnson

the within named bargainorS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee.
this 6th day of August, 1965

Edward W. Blackford
Notary Public

Commission expires Nov. 2, 1968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be..... of the....., the within named bargainor, a corporation, and that ....he as such..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as.....

Witness my hand and seal, at office in.....
this.....day of....., 19.....

.....Notary Public

Commission expires.....

$14.40

WARRANTY DEED

FROM
Floyd A. Johnson, et ux

TO
James H. Walker, et ux

STATE TAX $ 2.62
PROBATE .50
TOTAL $ 3.12

AUG 10 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 10 1965

92444

FELIX Z. WILSON II-REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 10 10 01 AM '65

NOTED: BOOK 112 PAGE 214
RECORDING FEE $ 2.00
DEP. REG. .50

Compliments of

Title Company

Insurance Company

Trust Building
Third & Union
E, TENNESSEE

Dobson & Johnson, Inc.