WARRANTY DEED

BOOK 4001 PAGE 987

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr. & Mrs. Stephen K. Johnston (NAME)	Same (NAME)	Map 130-16
2918 McNairy Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 26
Nashville (CITY) Tennessee (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	FH'c MS

For and in Consideration of the sum of

Ten and no/100 ($10.00) Dollars ----------*DOLLARS*

cash in hand paid, and love and affection, by Stephen Kelly Johnston and wife, Dianne McCord Johnston, the receipt of which is hereby acknowledged, we, Holmes R. Johnston and wife, Rebecca M. Johnston,

have bargained and sold, and by these presents do transfer and convey unto the said Stephen Kelly Johnston and wife, Dianne McCord Johnston, 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 of "Holmes Johnston's Subdivision of Tract 9 Tyne Meade", City of Forest Hills, Tennessee, recorded March 21, 1966 in Book 3842, page 44, Register's Office for Davidson County, Tennessee, and being a part of Lot No. 9 on the Plan of a part of Tyne Meade, not of record, said Lot No. 1 herein conveyed being more particularly described as follows:

Beginning at a monument on the easterly side of Everett Drive, City of Forest Hills, Tennessee, and running thence N 85° 53' W a distance of 298 feet to a monument; thence S 4° 30' W a distance of 199 feet to a monument; thence S 85° 30' E a distance of 298 feet to a monument; thence N 4° 30' E a distance of 201 feet along the easterly margin of Everett Drive to a monument, which is the point of beginning, and containing 1.37 acres, more or less.

Said tract hereinabove described and conveyed is a part of the property conveyed to Holmes R. Johnston and wife, Rebecca M. Johnston by warranty deed from R. E. Lepley, et al, of record in Book 2017, page 57, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the minimum building set-back requirement shown by said Holmes Johnston's Subdivision Plat and also to the 10' easement for public utilities shown along the

rear portion thereof, and is also subject to restrictive covenants contained in deed from Nashville Trust Company, Administrator to M. L. McMakin, Trustee, dated January 22, 1947, of record in Book 1449, page 155, Register's Office for Davidson County, Tennessee, and also subject to restrictive covenants contained in deed from M. L. McMakin, Trustee to R. E. Lepley, et al, dated June 21, 1949, of record in Book 1727, page 39, Register's Office for Davidson County, Tennessee.

All taxes prior to 1966 will be paid by Grantors. Taxes for 1966 on the property hereinabove conveyed will be prorated as of the date of this deed and assumed by Grantees.

This is unimproved (X) improved ( ) property, known as ..... Everett Drive ..... Nashville, Tennessee
(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 Stephen Kelly Johnston and wife, ~~Dianne~~ McCord Johnston, their *heirs and assigns, forever.*

And we *do covenant with the said* Stephen Kelly Johnston and wife, Dianna McCord Johnston *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 hereinabove stated.

And we, Holmes R. Johnston and wife, Rebecca M. Johnston, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Stephen Kelly Johnston and wife, Dianne McCord Johnston, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 30th *day of* March, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Holmes R. Johnston

Rebecca M. Johnston

This instrument was prepared by Reber Boult, Attorney, 700 American Trust Building, Nashville, Tennessee 37201.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Josephine V. McNamara, a Notary Public in and for said County and State, the within named Holmes R. Johnston and wife, Rebecca M. Johnston,

the 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 30th day of March, 1966.

Josephine V. McNamara, Notary Public.

Commission Expires 5-5-68

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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

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

....., Notary Public.

Commission Expires .....

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 .....

BOOK 4001 PAGE 990

STATE TAX $ 3.00
PROBATE .50
TOTAL $ 3.50

MAR 31 1966

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

U.S.

PAID MAR 31 1966

22807

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 31 3 19 PM '66
NOTED BOOK 113 PAGE 244
RECORDING FEE $ 2.00
DEP. REG. 22

WARRANTY DEED

FROM

HOLMES R. JOHNSTON and wife,
REBECCA M. JOHNSTON

TO

STEPHEN KELLY JOHNSTON and
wife, DIANNE McCORD JOHNSTON



Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE