This Instrument Was Prepared By
BEAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4074 PAGE 85

TTC 193087

BEAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 94-8 Par. 34 on	Mr. & Mrs. James Smith 1909 Dahlia Drive Nashville, Tennessee	Guaranty Mortgage Company 316-318 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
3D-38685	1909 Dahlia Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated September 1, 1959, in the original principal sum of $9,000.00, payable to Guaranty Mortgage Company of Nashville in monthly installments of $44.91, including interest at 5½% per annum, said note being secured by a deed of trust executed by Robert L. Johnson and wife, to Herschel Greer, Trustee, of record in Book 2981, page 483, and assigned to Federal National Mortgage Association by instrument of record in Book 2983, page 139,

ROBERT L. JOHNSON and wife, EVELYN S. JOHNSON, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES SMITH and wife, ANITA SMITH,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 28 on the Plan of Dahlia Gardens, as of record in Book 2663, page 93.

Said Lot No. 28 fronts 106 feet on the southerly side of Dahlia Drive, and extends back 266.2 feet on the westerly line and 253.7 feet on the easterly line, to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Robert L. Johnson and wife, Evelyn S. Johnson, by deed from John U. Wilson and wife, as of record in Book 2958, page 365.

This conveyance is made subject to restrictions of record in Book 2856, page 63.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of October, 19 66

Evelyn S. Johnson
Evelyn S. Johnson

Robert L. Johnson
Robert L. Johnson

STATE OF TENNESSEE

BOOK 4074 PAGE 96

COUNTY OF DAVIDSON

Before me, Elizabeth Young, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert L. Johnson and wife, Evelyn S. Johnson, the bargainor(s), 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, the 28th day of October, 1966.

Elizabeth Young
Notary Public

My commission expires: July 27, 1969

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

WARRANTY DEED
REF: hs

FROM
ROBERT L. JOHNSON and wife

TO
JAMES SMITH and wife

MEDLIN REALTY COMPANY

49830

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 3 8 41 AM '56

NOTED: BOOK 115 PAGE 232
RECORDING FEE $ 2.80
DEP. REG. .30



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

PAID NOV 3 - 1956
DAVIDSON COUNTY, TENN.
COUNTY COURT CLERK
and
FEE AND OFFICIAL
NOV 3 1956
STATE TAX $
PROBATE
TOTAL $