BOOK 4108 PAGE 786

THIS INSTRUMENT WAS PREPARED BY:
EDWARD SEDDON, ATTORNEY
SUITE 508 - 315 FOURTH AVE. NORTH
NASHVILLE, TENNESSEE 37202

**WARRANTY DEED**

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Grady E. Reynolds (NAME:) | Murphree Mortgage Company (NAME:) | 4D 34916 |
| 345 Monaco Drive (STREET ADDRESS OR ROUTE NUMBER) | 226 Third Avenue North (STREET ADDRESS) | Map 75-6 |
| Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37209 (CITY) (ZONE) (STATE) | Par 60 |

**For and in consideration of the sum of** Ten and no/100---

**DOLLARS**

and other good and valuable considerations, the receipt of which is hereby acknowledged, we the undersigned, A. H. Johnson and wife, Malvin Johnson

**have bargained and sold, and by these presents do transfer and convey unto the said** Grady E. Reynolds and wife, Ava Dell Reynolds

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. 350 on the Plan of Hermitage Estates, Section 2, as of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 350 fronts 79.46 feet on the northerly margin of Monaco Drive, and runs back between lines measuring 125.09 feet on the westerly line and 126.3 feet on the easterly line to a dead line in the rear measuring 87.65 feet thereon; the actual northeasterly rear corner of said lot, according to the Plan of record, being in a Hackberry tree.

Being part of the same property conveyed to A. H. Johnson and wife, Malvin Johnson by deed from Ridgeway, Inc. of record in Book 4079, page 982, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 345 Monaco Drive, Hermitage, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

**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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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** our hands this 2nd day of March, **19** 67

A. H. Johnson

Malvin Johnson

BOOK 4108 PAGE 787

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Margaret Kennedy, a Notary Public in and for said County and State, the within named A. H. Johnson and wife, Malvin 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 2nd day of March 19 67

Commission expires 11-14-67

Margaret Kennedy
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

A. H. JOHNSON ET UX

TO

GRADY E. REYNOLDS ET UX

63053

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 6 3 17 PM '67

NOTED: BOOK 1176 PAGE 23
RECORDING FEE $ 2.00
DEP. REG. M

STATE TAX $ 2.50
PROBATE
TOTAL $ 2.50

MAR 6 1967

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

PAID MAR 6 1967

EDWARD SEDUM
ATTORNEY AT LAW
SUITE 308-315 FOURTH AVE. NO.
P. O. BOX 2988
NASHVILLE, TENNESSEE 37219