WARRANTY DEED

BOOK 4169 PAGE 426

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard E. Vailes et ux (NAME:)	Murphree Mortgage Company (NAME:)	40-24012
4425 Juneau Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Map 75-7
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	Par 10

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, A. H. Johnson and wife, Malvin Johnson

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Howard E. Vailes and wife, Patsy N. Vailes

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. 7 on the Plan of Tulip Grove Subdivision, Section 1, of record in Book 3700, page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 88.0 feet on the westerly margin of Juneau Drive and runs back between lines measuring 149.52 feet on the southerly line and 149.57 feet on the northerly line to a dead line measuring 88.0 feet thereon.

Being part of the same property conveyed to A.H. Johnson and wife, Malvin Johnson by deed from Miller Kimbrough, Trustee, of record in Book 4119, page 943, Register's Office for Davidson County, Tennessee.

STATE TAX $ 2813
PROBATE 50
TOTAL $ 2863

SEP 11 1967

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

PAID SEP 11 1967 C/

This is unimproved ( ) improved ( ) property, known as 4425 Juneau 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 **hand** s **this** 1st **day of** September, **19** 67

A. H. Johnson

Malvin Johnson

STATE OF TENNESSEE
Davidson County

BOOK 4169 PAGE 427

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 1st day of September 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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

HOWARD E. VAILES ET UX

87539

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 11 10 26 AM '67

NOTED: BOOK 117 PAGE 286
RECORDING FEE $ 3.00
DEP. REG. _____

A Title Company
Guaranteed
NASHVILLE, TENNESSEE 37219