FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,500.00

Herman Lester Byrd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF March 1968.

Sarah S. Mayo
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires Aug. 31, 1969

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney - 105 Stahlman Building Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Johnson (NAME)	Guaranty Mortgage Company (NAME)	
519 Elysian Field Road (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 133-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Par. 90

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Herman Lester Byrd and wife, Billie Jean Byrd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Johnson and wife, Ann Evelyn Johnson

HEREINAFTER CALLED THE GRANTEES, 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. 21 on the Map of Abbay Hall Subdivision, Section I, as of record in Book 2331, page 18, Register's Office for said County.

Said Lot No. 21 fronts 82 feet on the south side of Elysian Field Road, formerly Trousdale Drive, and runs back 181.8 feet on the west line and 182.2 feet on the east line to a dead line measuring 82 feet thereon.

Being the same property conveyed to Herman Lester Byrd, by deed from A. D. Hewlett and wife, Frances H. Hewlett, of record in Book 2538, page 607, Register's Office for Davidson County, Tennessee.

Billie Jean Byrd, the wife of Herman Lester Byrd, joins in the execution of this conveyance for the purpose of releasing any and all right, title or interest that she may have in and to the above described property, especially her marital rights.

As a part of the consideration herein the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by the grantor herein to Herschel Greer, Trustee, of record in Book 2520, page 271, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2345, page 514, as amended in Book 2393, page 627, said Register's Office, and the Plan of record in Book 2331, page 18, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 519 Elysian Field Road (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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 11TH day of March, 19 68

Herman Lester Byrd

Billie Jean Byrd

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Dorothy A. Byrd, a Notary Public in and for said County and State, the within named Herman Lester Byrd and wife, Billie Jean Byrd

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 11 day of March 19 68

Commission expires My Commission Expires Aug. 31, 1969

Dorothy A. Byrd
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

Herman Lester Byrd and wife,

Billie Jean Byrd

TO

James T. Johnson and wife,

Ann Evelyn Johnson

08659

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 11 11 36 AM '68
BOOK 3118 PAGE 396
RECORDING FEE $ 3.00
DEP. REG. .50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 32.50
PROBATE .50
TOTAL $ 33.00

MAR 11 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.