WARRANTY DEED

BOOK 4236 PAGE 583

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Sam Johnson, Jr.	~~Same~~ Security Fed. Sav. & Loan	16DA20702
(NAME:)	(NAME:)	Map 117-11
Benham Avenue	500 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 85
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN & NO/100 ---------- *Dollars,*

cash in hand paid by J. Sam Johnson, Jr. and wife, Mayme H. Johnson, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

HILLMONT, INC., a Tennessee corporation, has

have this day bargained and sold, and do hereby transfer and convey unto the said J. Sam Johnson, Jr. and wife, Mayme H. Johnson, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 2 on the Plan of Re-Subdivision of Glen Echo Subdivision as of record in Book 4060, page 55, Register's Office for said County. Said Lot No. 2 fronts 150.8 feet on the westerly side of Benham Avenue and extends back 210.1 feet on the southerly line and 271.6 feet on the northerly line which is a broken line, to a dead line, measuring 180 feet thereon.

Being the same real property conveyed to Hillmont, Inc., by Mrs. Elizabeth Thompson Johnson, by deed of record in Book 4202, page 945, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Easement recorded in Book 4104, page 401, Register's Office for Davidson County, Tennessee;
Easement, setback line and conditions of owners' certificate shown on plan of record in Book 4060, page 55, R.O.D.C. Tennessee; and
Restrictive covenants recorded in Book 1493, page 465, R.O.D.C. Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 32,750.00

Subscribed and sworn to before me, this the 16th day of May 19 68

Affiant: J. Frank Estes

My commission expires: June 1 1971 (Affix Seal)

Notary Public

This is improved (X) property, known as Benham Avenue, Nashville, Tenn. (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said J. Sam Johnson, Jr. and wife, Mayme H. Johnson, their *(successors), heirs and assigns forever.* Grantor *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Grantor *further covenant and bind* s itself, its successors *heirs and representatives, to warrant and forever defend the title to said real estate to said* J. Sam Johnson, Jr. and wife, Mayme H. Johnson, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 16th *day of* May, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Attest:
Secretary

HILLMONT, INC.
By J. Frank Estes
President

This deed prepared by:
Goodpasture, Carpenter, Woods & Courtney
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

the within named 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 ..... *Tennessee.*

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* J. Frank Estes *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Hillmont, Inc. *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President, the corporation having no corporate seal

Witness my hand and seal, at office in Nashville, Tennessee

this 11 *day of* May, *19* 68

..... *Notary Public*

Commission expires Aug 1 1971

16836

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 20 5 51 PM '68
NOTED
RECORDING FEE $ 3.50
DEP. REG. .....

STATE TAX $ 85.02
PROBATE .50
TOTAL $ 85.52

MAY 20 1968

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

WARRANTY DEED

FROM

Hillmont, Inc.

TO

J. Sam Johnson, Jr. Et Ux

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE