FILE: DOBSON & JOHNSON, INC. BOX.

This instrument was prepared by Thomas W. Schlater, Attorney, Life & Casualty Tower, Nashville, Tennessee.

BOOK 4247 PAGE 526

Send Tax Notice To:
Peter B. McConnell, Jr.
628 American Road
Nashville, Tennessee 37209

New Owner: SAME

Map - Parcel Numbers:
Map No. 90-12
Parcel No. 81
8DA-30575

pd

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETEEN THOUSAND NINE HUNDRED FIFTY DOLLARS ($19,950.00), the receipt of which is hereby acknowledged, we RONALD K. JOHNSON, and wife, WILMA G. JOHNSON, convey unto PETER B. McCONNELL, JR. and wife, MARGARET H. McCONNELL, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 57 on the Map of Charlotte Park Subdivision, Section 1, as of record in Book 2663, page 2, Register's Office for said County.
>
> SAID Lot No. 57 fronts 65 feet on the northeast margin of American Road and extends back between lines 200 feet on the southeast line and 203.9 feet on the northwest line to a dead line in the rear, measuring 77 feet thereon.
>
> BEING the same property conveyed to Ronald K. Johnson and wife, Wilma G. Johnson, by deed from Norman W. Griswold, Jr., and wife, Josephine V. Griswold, of record in Book 2962, page 409, Register's Office for Davidson County, Tennessee.

The parcel of real estate conveyed herein is improved and is shown on the tax records as 628 American Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the improvements and appurtenances, estate, title and interests thereto belonging to the said PETER B. McCONNELL, JR., and wife, MARGARET H. McCONNELL, their heirs and assigns, forever.

We hereby covenant with the said PETER B. McCONNELL, JR., and wife, MARGARET H. McCONNELL that we are lawfully seized and possessed of the said land in fee simple; have a good right to convey it, and that the same is unencumbered.

We, RONALD K. JOHNSON and wife, WILMA G. JOHNSON, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said PETER B. McCONNELL, JR., and wife, MARGARET H. McCONNELL, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of June, 1968.

A03563

IDENTIF. REFERENCE

JUL 1 11 16 AM '68
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Ronald K. Johnson
RONALD K. JOHNSON

Wilma G. Johnson
WILMA G. JOHNSON

JUL-1 68 CONV 19,950.00
JUL-1 68 S'TAX A* 51.74
JUL-1 68 PO FEE A* .50
JUL-1 68 W'DEED A* 3.00 * 55.24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Randolph, a Notary Public in and for said County and State, the within named RONALD K. JOHNSON and wife, WILMA G. JOHNSON, the bargainors, 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 28 day of June, 1968.

Ruth Randolph
Notary Public

My commission expires: april 27, 1969

O A T H

We hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is NINETEEN THOUSAND NINE HUNDRED FIFTY DOLLARS ($19,950.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Peter B. McConnell Jr.
PETER B. McCONNELL, JR.

Margaret H. McConnell
MARGARET H. McCONNELL

Subscribed and sworn to before me this 28 day of June, 1968.

Ruth Randolph
Notary Public

My commission expires: april 27, 1969