(This instrument was prepared by James C. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tenn.) James A. Lesemann

WARRANTY DEED

BOOK 4268 PAGE 240

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah E. Cunningham	(same)	11D60560
(NAME:) 404 Bixler Avenue	(NAME)	Map. 43-9 Par. 328 pd
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) *DOLLARS* cash in hand paid by the grantee hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, SAMMIE C. JOHNSON AND WIFE, GLADYS B. JOHNSON, hereinafter called the grantors, *have bargained and sold, and by these presents do transfer and convey unto* ~~the said~~ SARAH E. CUNNINGHAM, herein called the grantee, her *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 the southerly parts of Lots Nos. 9 and 10 of Block "K" on the Map of Woodlawn Estates as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said parts of said lots nos. 9 and 10 of Block "K" adjoin and front together 56 feet on the east side of Bixler Avenue and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Sammie C. Johnson and wife, Gladys B. Johnson, by deed from J. H. Hudson and wife, Frances L. Hudson, of record in Book 4154, page 723, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1454, page 470, said Register's Office.

This is unimproved ( ) improved (X) property, known as 404 Bixler Avenue (House Number) (Street), Madison (P. O. Address:), Tennessee 37115 (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, her *heirs and assigns, forever.*

And we *do covenant with the said* grantee *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.*, except as stated herein

And we, the said grantors, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantee, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 12 TH *day of* September, *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.*

Sammie C. Johnson
(Sammie C. Johnson)

Gladys B. Johnson
(Gladys B. Johnson)

RECORDED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sammie C. Johnson and wife, Gladys B. Johnson, the within named 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 Madison, Tennessee. this 12 Th day of September, 19 68.

R R Bee
Notary Public

Commission expires March 15-1970

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19_____.

Notary Public

Commission expires _____

SEP 13 CONV *5,510.00
SEP 13 S'TAX A* 14.30
SEP 13 PR'FEE A* .50
SEP 13 WDEED A* 3.00 * 17.80

STATE OF TENNESSEE,
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $5,510.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

R R Bee
Affiant

Subscribed and sworn to before me this the 12 day of Sept. 1968

James C. Lawrence
Notary Public

Commission Expires: Apr. 14, 1970

WARRANTY DEED

FROM

SAMMIE C. JOHNSON ET UX

TO

SARAH E. CUNNINGHAM

A 12818

IDENTIF. REFERENCE

SEP 13 10 44 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee