This instrument prepared by: James Patrick Nichol, Atty. 1720 Parkway Towers, Nash. Ter

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Irene Johnson (NAME:)	Mary Irene Johnson (NAME:)	Map 53-14
1404 Ocoee Trail (STREET ADDRESS OR ROUTE NUMBER)	1404 Ocoee Trail (STREET ADDRESS)	Par. 55
Madison, Tenn. 37115 (CITY) (P. O. ZONE) (STATE)	Madison, Tenn. 37115 (CITY) (ZONE) (STATE)	56, 57

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create

fee simple title in Mary Irene Johnson

We, Dellmar Eugene Johnson and wife Mary Irene Johnson

have bargained and sold, and by these presents do hereby transfer and convey unto James Patrick Nichol **, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:**

Being Lots Nos. 28, 29 and 30 on the Map of Nawake Hills, Powwow addition, Section No. 1 as of record in Book 843, page 79 of Register's Office for Davidson County, Tennessee.

Said Lots Nos. 28, 29 and 30 adjoin and front 50 feet each on the westerly side of Ocoee Trail and extend back between parallel lines 150 feet to a dead line and measure 50 feet each thereon.

Conveyed to Dellmar Eugene Johnson and wife, Mary Irene Johnson by means of an installment deed and a note made payable to the order of Buiel S. Orange and wife Savannah G. Orange, as of record in Deed Book 2960, page 160, which note is still unpaid as of the date of this transfer.

This is unimproved ( ) improved (X) **property, known as** 1404 Ocoee Trail, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said James Patrick Nichol **, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.**

And we, Dellmar Eugene Johnson and Mary Irene 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** James Patrick Nichol **, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.**

And now, I, the said James Patrick Nichol **, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto** Mary Irene Johnson

heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Mary Irene Johnson **, her heirs and assigns, forever.**

And I do covenant with the said Mary Irene Johnson **, that I** James Patrick Nichol **am lawfully seized and possessed of said land and have a good right to convey it.**

And I, James Patrick Nichol, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Mary Irene Johnson

, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 18th day of DECEMBER, 1968

+ Dellmar E Johnson

+ Mary Irene Johnson

James Patrick Nichol
Trustee.

DEC 18 68	CONV	*11,000.00		
DEC 18 68	CONV	*11,000.00		
DEC 18 68	STATE TAX		A* 10.40	
DEC 18 68	STATE TAX		A* 10.40	
DEC 18 68	PRIVILEGE		A* .50	
DEC 18 68	DEED	June C. Cooper	A* 3.00	* 24.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, June C. Cooper, a Notary Public in and for said County and State, the within named, Dellmar E. + Mary Irene 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 18th day of December, 1968

June C. Cooper
Notary Public.

My commission expires: May 1, 1971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named....., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this.....day of....., 19.....

Notary Public.

My commission expires: .....

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater, for this transfer is $ 44000.00.

Affiant

Sworn to and subscribed to before me this 18th day of Dec., 1968.

Notary Public

May 1 1971
Commission Expires

Deed

From: Dellmar Eugene Johnson and wife, Mary Irene Johnson
to: James Patrick Nichol
Trustee.

AND

From: James Patrick Nichol
Trustee.
to: Mary Irene Johnson

A 24497

IDENTIF. REFERENCE

DEC 18 3 44 PM '68
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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