DEED PREPARED BY J. K. WOODARD, ATTORNEY, MADISON, TENNESSEE

# WARRANTY DEED

BOOK 4335 PAGE 976

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ALBERT S. JOHNSON ET UX | SAME | Map 44-5 |
| (NAME:) 105 Newell Avenue | (NAME:) | Pdc. 151 |
| (STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tenn. 37138 | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | PW |

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

we, Jesse N. Baggett, Zelmer E. Baggett, and Joseph W. Baggett, hereinafter called the GRANTORS, *have bargained and sold, and by these presents do transfer and convey unto the said* Albert S. Johnson and wife, Gladys Mae 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 a part of an unnumbered tract on the Map of Rayon City, of record in Book 843, page 13, Register's Office for said County, and described as follows:

BEGINNING at a point in the southwesterly margin of Newell Avenue or DePont Avenue, at the northeast corner of Lot No.46; thence along the line of said Lot No. 46, southwesterly 121.6 feet to a point; thence southeasterly 50 feet; thence northeasterly 121.6 feet to the margin of DuPont or Newell Avenue; thence with the margin of the same North 37°10' West 50 feet to the beginning.

BEING the same property conveyed to Mrs. Eula M. Jones by deed from William R. Shipman and wife, Martha T. Shipman, of record in Book 4077, page 199, Register's Office for Davidson County, Tennessee; the said Eula M. Jones having since died and left said property to Jesse N. Baggett, Zelmer E. Baggett and Joseph W. Baggett by will recorded in Will Book 93, page 17, in the Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 929, page 139, said Register's Office.

This is unimproved ( ) improved (X) property, known as 105 Newell Avenue (House Number) (Street) Old Hickory (P. O. Address:) Tennessee 37138 (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* 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.*

*And* WE, THE 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* GRANTEES, THEIR *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* OUR *hands this* 22nd *day of* May, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Zelmer E. Baggett

Joseph W. Baggett

Jesse N. Baggett

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSE N. BAGGETT, ZELMER E. BAGGETT, AND JOSEPH W. BAGGETT

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 22nd day of May, 1969.

Myers L. Brown Notary Public

Commission expires May 6, 1972

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.....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 5,000.00.

Affiant J. K. Woodard

Subscribed and sworn to before me this 22nd day of May, 1969.

Myers L. Brown
NOTARY PUBLIC

Commission Expires: May 6, 1972

MAY 26 69 CONV *5,000.00
MAY 26 69 S'TAX B* 13.00
MAY 26 69 PR'FEE B* .50
MAY 26 69 W'DEED B* 3.00 * 16.50

WARRANTY DEED

FROM ZELMER E. BAGGETT ET AL

TO ALBERT S. JOHNSON ET UX

A 4 1 8 8 6

IDENTIF. REFERENCE

MAY 26 10 01 AM '69

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

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