BOOK 4359 PAGE 196

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Cochran Bldg., Nashville, Tenn.

WARRANTY DEED

TTC-211653

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 51-7 Par. 77	Margaret H. Perkins same as below	Prudential Ins. Co. of America P. O. Box 2202 Jacksonville, Florida 32203
FIELD BOOK NUMBER(S) 11D-17135	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1209 Saunders Avenue	LOAN OR ACCOUNT NO. 5 127 108 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 1, 1964, in the original principal sum of $13,000.00, payable to The Prudential Insurance Company of America, according to the terms and conditions thereof, with interest as set forth therein, and being secured by a deed of trust executed by H. L. Johnson, Jr. and wife to R. Bruce Robertson, Jr., Trustee, as of record in Book 3756, page 301,

H. L. JOHNSON, JR., and wife, NANCY N. JOHNSON, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARGARET H. PERKINS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 63 on the Plan of Oakland Acres, Section VII, as of record in Book 2663, page 108.

Said Lot No. 63 fronts 160 feet on the easterly side of Saunders Avenue, and extends back 285.2 feet on the northerly line and 185.3 feet on the southerly line, to a dead line in the rear on which it measures 238.7 feet.

Being the same property conveyed to H. L. Johnson, Jr. and wife, Nancy N. Johnson, by deed from W. B. Thompson and wife, as of record in Book 3766, page 42.

This conveyance is made subject to restrictions as of record in Book 1584, page 23 and Book 2901, page 366.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown above, and for 1969 Metro Taxes, which have been prorated and assumed by the Buyer.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th day of August, 1969.

Nancy N. Johnson

Nancy N. Johnson

H. L. Johnson, Jr.

H. L. Johnson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

H. L. Johnson, Jr., and wife, Nancy N. Johnson,

the bargainor(s), 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, the 18th day of August, 1969.

My commission expires: July 26, 1970

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,950.00

Affiant Margaret D. Perkins

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF August, 1969

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL) Reau E. Folk Jr. Notary Public

WARRANTY DEED
REF:kg

FROM H. L. JOHNSON, JR., and wife

TO MARGARET H. PERKINS

A 51521

IDENTIF. REFERENCE

AUG 21 11 45 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG21	CONV	34,950.00			
AUG21	S'TAX		A*	90.74	
AUG21	PR'TEE		A*	.50	
AUG21	W'DEED		A*	3.00	* 94.24

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public