42/102 —

WARRANTY DEED

This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James L. Johnson, et ux	Noel-Palmer Mtg. Company, Inc.	Map 102-16
(NAME)	(NAME)	
502 W. Hillwood Drive	Stahlman Building	Par. 10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 4373 PAGE 714
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00)----------
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Dollars,
cash in hand paid by James L. Johnson and wife, Lorraine T. Johnson, and other good and valuable considerations, including the assumption of the indebtedness secured by deed of trust from Walter A. Ketcham and wife to J. G. Palmer, Trustee, of record in Book 3952, page 565, Register's Office for Davidson County, Tennessee, which by the acceptance of this deed grantees expressly assume, we Walter A. Ketcham and wife, Irene H. Ketcham

have this day bargained and sold, and do hereby transfer and convey unto the said James L. Johnson and wife, Lorraine T. Johnson

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:
Being Lot No. 136 on the Plan of Hillwood Estates, Section 8, as of record in Book 2133, page 123, Register's Office for said County, and described as follows: BEGINNING on the northerly margin of West Hillwood Drive, at the corner of Lots 136 and 137; thence with the line between said lots, northwardly 425 feet; thence South 82° 20' East 100 feet to a concrete monument; thence South 33° 56' East 232.5 feet to a concrete monument; thence south 7° 40' West 250.4 feet to the northerly margin of said West Hillwood Drive; thence with the same, westwardly 255 feet to the beginning.
Being the same property conveyed to Walter A. Ketcham and wife, Irene H. Ketcham, by deed from Roy W. Yearwood and wife, Ruth G. Yearwood, dated October 29, 1965, of record in Book 3952, page 564, Register's Office for said County.
This conveyance is expressly subject to the following: (1) Restrictions of record in Book 2651, page 595, Register's Office for said County. (2) Easements and set-back lines indicated on the plan of record in Book 2133, page 123 and as amended in Book 2752, page 633, all of Register's Office for said County. (3) 1969 real property taxes which have been prorated and assumed by Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,250.00

Subscribed and sworn to before me, this the 20th day of October, 1969

Affiant

My commission expires November 18, 1969 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 502 W. Hillwood Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James L. Johnson and wife, Lorraine T. Johnson, their

(successors), heirs and assigns forever. Grantors *covenant that* they are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for those exceptions above enumerated and the deed of trust referred to above.
Grantors *further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to said real estate to said* James L. Johnson and wife, Lorraine T. Johnson, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 15th *day of* October, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter A Ketcham
Walter A. Ketcham

Irene H. Ketcham
Irene H. Ketcham

STATE OF ~~TENNESSEE~~ FLORIDA }
COUNTY OF ~~DAVIDSON~~ DUVAL }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* Walter A. Ketcham and wife, Irene H. Ketcham

the within named 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 Jacksonville, Florida ~~Tennessee~~
this 18 *day of* Oct., *19*69

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 10, 1971
BONDED THROUGH FRED W. DIESELHORST

Commission expires.....

Notary Public

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.....

WARRANTY DEED

FROM
Walter A. Ketcham and wife, Irene H. Ketcham
TO
James L. Johnson and wife, Lorraine T. Johnson

A 58021

IDENTIF. REFERENCE

Oct 21 8 45 AM '69

FELIX DUNLAP II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

OCT 21 69	CONV	56,250.00			
OCT 21 69	S'TAX		B*	146.12	
OCT 21 69	PR'FEE		B*	.50	
OCT 21 69	W'DEED		B*	3.00	* 149.62