BOOK 4382 PAGE 683

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

WARRANTY DEED

TTC-213115

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 104-16 Par. 124	Mr/Mrs Frank Elmo Johnson same as below	new owners
FIELD BOOK NUMBER(S) M.O.	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
W24-9160	1803 Ashwood Avenue	PROPERTY IS ☒ 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 November 21, 1967, in the original principal sum of $18,500.00, payable to Mai Johnson, in monthly installments of $156.12, including interest at 6% per annum, and being secured by a deed of trust executed by Ralph D. Kirkendall and wife to Albert W. Johnson, Trustee, as of record in Book 4193, page 163,

RALPH D. KIRKENDALL and wife, SUSAN R. KIRKENDALL

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRANK ELMO JOHNSON and wife, DELORIES J. JOHNSON

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. 145 on the Map of the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117.

Said Lot No. 145 fronts 80 feet on the south side of Ashwood Avenue and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Ralph D. Kirkendall and wife, Susan R. Kirkendall, by deed from Mai Johnson, as of record in Book 4193, page 156.

NOV26	CONV	20,000.00			
NOV26 S'TAX			A*	52.00	
NOV26 PR'FEE			A*	.50	
NOV26	W'DEED		A*	3.00	* 55.50

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.

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 21st day of November, 1969.

Ralph D. Kirkendall

Susan R. Kirkendall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ralph D. Kirkendall and wife, Susan R. Kirkendall 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 21st day of November, 1969.

My commission expires: May 10, 1971

Helen D. Scott
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 $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November 1969

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL) Notary Public

WARRANTY DEED
REF: mas

FROM
RALPH D. KIRKENDALL and wife

TO
FRANK ELMO JOHNSON and wife

A 61817

IDENTIF. REFERENCE

Nov 26 12 02 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Folk's Law Firm

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