WARRANTY DEED

BOOK 4387 PAGE 743

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Ira T. Johnson (NAME)	Advance Mortgage Corporation, (NAME)	MAP 119-6
77 Lutie Street (STREET ADDRESS OR ROUTE NUMBER)	First National Building (STREET ADDRESS)	PAR 93
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Detroit, Michigan 48226 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 3487, page 247, Register's Office for Davidson County, Tennessee.

Oakes & Smith Realty Co., Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said

Ira T. Johnson, a widow

her (~~XXXXXX~~), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 34 on the Plan of Sterling Subdivision No. 1, as of record in Book 1424, page 97, Register's Office for said County.

Said Lot No. 34 fronts 60 feet on the southerly side of Lutie Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Oakes & Smith Realty Co., Inc. by deed from John Clifford Thompson and wife, Rosie Mae Thompson of record in Book 4386, page 443, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,699.62

Subscribed and sworn to before me, this the 18 day of December, 19 69

Affiant Eugene Clifton

My commission expires 5/10/70 (Affix Seal)

Notary Public Leslie T. Weimar

This is (unimproved) (improved) property, known as ..... (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

Ira T. Johnson, her (~~XXXXXX~~),

heirs and assigns forever. It covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

It further covenant and bind itself, its successors (~~XXXXX~~) and representatives, to warrant and forever defend the title to said real estate to said

Ira T. Johnson, her (~~XXXXXX~~), heirs and assigns, against the lawful claims of all persons.

Witness its hand this 18th day of December, 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.

OAKES & SMITH REALTY CO., INC.

BY: Jim B. Smith
JIM B. SMITH, SEC.-TREAS.

This Instrument Was Prepared By

Phillip Saindon (gbl)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., 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..... Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Nellie T. Weimar *, a Notary Public of the State and County aforesaid, personally appeared* Jim B. Smith *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Secretaty-Treasurer *of the* Oakes & Smith Realty Co., Inc. *the within named bargainor, a corporation, and that* he *as such* Secretary-Treasurer *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Secretary-Treasurer

Witness my hand and seal, at office in Nashville *this* 18th *day of* December *, 19* 69

Nellie T. Weimar *Notary Public*

Commission expires 5/10/70

NELLIE T. WEIMAR NOTARY PUBLIC DAVIDSON COUNTY, TENN.

OAKES AND SMITH
REALTY CO., INC.

WARRANTY DEED

FROM

OAKES & SMITH REALTY CO., INC.

TO

IRA T. JOHNSON, widow

DEC 22 69 CONV *7,699.62
DEC 22 69 S'TAX A* 22.62
DEC 22 69 PR'FEE A* .50
DEC 22 69 W'DEED A* 3.00 * 26.12

A 6 4 1 3 6

IDENTIF. REFERENCE

DEC 22 8 54 AM '69

FELIX Z. WILSON 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

PEDIGO & SAINDON