BOOK 4396 PAGE 32 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,647.27

Claude Stacker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF Feb. 19 70.

J. Franklin
NOTARY PUBLIC

MY COMMISSION EXPIRES: Deputy Registe
(OFFICIAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kenneth L. Richardson (NAME) | First Federal Savings & Loan Assoc (NAME) | Map 119-2 |
| 70 Valeria Street (STREET ADDRESS OR ROUTE NUMBER) | Fourth &Union Streets (STREET ADDRESS) | Pcl. 232 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas J. Johnson and wife, Wanda E. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth L. Richardson and wife, Edna M. Richardson

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 Lot No. 185 on the Map of Sterling Heights, Section Five, as of record in Book 1835, page 37, Register's Office for said County.

Said Lot No. 185 fronts 115 feet on the north side of Valeria Street and runs back between lines 166 feet on the west line and 135 feet on the east line to a dead line in the rear on which it measures 119.1 feet.

Being the same property conveyed to Thomas J. Johnson by deed from Forrest B. Tolbert, Trustee, of record in Book 3705, page 408, and by deed from Ivan A. Short and wife, Dorthea M. Short, of record in Book 3499, page 121, Register's Office for Davidson County, Tennessee.

Wanda E. Johnson, the wife of Thomas J. Johnson joins in the execution of this instrument for the purpose of conveying any right, title or interest she may have in and to the above described property, especially her marital rights.

As a part of the consideration herein the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Billy Wade and wife, Betty Jean Wade, to T. I. Holman, Jr., Trustee, of record in Book 3047, page 135, Register's Offiee for Davidson County, Tennessee.

This is unimproved {x} improved { } property, known as 70 Valeria Street (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of January, 19 70

Thomas J. Johnson

Wanda E. Johnson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas J. Johnson and wife, Wanda E. 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 30th day of January 19 70

Commission expires April 26, 1971

Jo Ann Smith
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Thomas J. Johnson and wife,

Wanda E. Johnson

TO

Kenneth L. Richardson and wife,

Edna M. Richardson

Mail Deed to
Lance + Agee
2704-12th Ave S.
C.H. - 37204

A 678556

[IDENTIF. REFERENCE]

FEB 5 12 08 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| FEB-5% | CONV | *9,647.27 | | | |
| FEB-5% | S'TAX | | B* | 24.96 | |
| FEB-5% | PR'FEE | | B* | .50 | |
| FEB-5% | W'DEED | | B* | 3.00 | * 28.46 |