WARRANTY DEED

BOOK 4403 PAGE 939

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Millard Fults (NAME)	Commerce Union Bank (NAME)	Map 118-4
536 Fairlane Dr. (STREET ADDRESS OR ROUTE NUMBER)	Main St. (STREET ADDRESS)	Pac. 95
Nashville (CITY) (P. O. ZONE) Tenn. (STATE)	Nashville (CITY) (ZONE) Tenn. (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 4284, page 380, Register's Office for Davidson County, Tennessee.

We, Paul Johnson and wife, Loretta W. Johnson

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

Millard Fults and wife, Frances Fults

their ~~XXXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 12 on the Plan of Hurdwood Heights Subdivision, Section 2, of record in Book 2330, page 38, Register's Office for said County, as follows:

Said Lot No. 12 fronts 60 feet on the northerly side of Fairlane Drive and runs back 195.9 feet on the westerly line and 188.5 feet on the easterly line to a broken line in the rear, measuring 65.2 feet thereon.

Being the same property conveyed to Paul Johnson by deed from Billy Joe Clifton and wife, Ruth O. Clifton of record in Book 4398, page 814, 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 $ 13,772.40

Subscribed and sworn to before me, this the 16 day of March 19 70

Affiant Paul E Johnson

My commission expires Feb 14-1971 (Affix Seal)

Notary Public Geo W Johnson

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

Millard Fults and wife, Frances Fults

their ~~XXXXXX~~, heirs and assigns forever. We covenant that we 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 as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Millard Fults and wife, Frances Fults, their

~~XXXXXXX~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 16 day of March, 19 70 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Paul E Johnson

Loretta W Johnson

This Instrument Was Prepared By

J Phillip Saindon (ab)

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Geo. M. Johnson, *a Notary Public in and for said County and State,* Paul Johnson and wife, Loretta W. Johnson

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 Nashville *Tennessee, this* 16 *day of* March, *19* 70

Geo. M. Johnson *Notary Public*

Commission expires Feb. 14 - 1971

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 .....

MAR 16 70 CONV 13,377.44
MAR 16 70 S'TAX A* 34.84
MAR 16 70 PR'FEE A* .50
MAR 16 70 W'DEED A* 3.00 * 38.34

WARRANTY DEED

FROM

PAUL JOHNSON, ET UX

TO

MILLARD FULTS, ET UX

A 71390

IDENTIF. REFERENCE

MAR 16 10 48 AM '70

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