WARRANTY DEED

BOOK 4413 PAGE 246

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Johnson (NAME)	Prudential Insurance Company of America (NAME)	MAP 160-B
504 Broadwell Drive (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 2202, (STREET ADDRESS)	PAR 13
Nashville, Tenn. 37220 (CITY) (P. O. ZONE) (STATE)	Jacksonville, Florida 32203 (CITY) (ZONE) (STATE)	S.P.

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.

We, Wallace J. Vincent and wife, Aileen B. Vincent,

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

James R. Johnson and wife, Frances C. Johnson,

their ~~XXXX~~ (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Broadwell Acres, of record in Book 2663, page 118, Register's Office for said County.

Said lot fronts 175 feet on the northerly side of Broadwell Drive and runs back 190 feet on the easterly line and 281 feet on the westerly line to a dead line in the rear, which is a broken line, on which it measures 211.8 feet.

Being the same property conveyed to Wallace J. Vincent and wife, Aileen B. Vincent, by deed from Raleigh T. Blanks and wife, Mildred B. Blanks, of record in Book 3100, page 251, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $31,500.00

Affiant

Subscribed and sworn to before me, this the 15 day of April, 1970

Notary Public

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

This is improved ( ) unimproved ( ) 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

James R. Johnson and wife, Frances C. Johnson, their ~~XXXXXX~~ (successors),

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.

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

James R. Johnson and wife, Frances C. Johnson, their

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

Witness our hand s this 22 day of April, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Wallace J. Vincent

x Aileen B. Vincent

This Instrument Was Prepared By

Phillip Saindon (comp)

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

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STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ DeKalb

Personally appeared before me, Dorothy B. Quarterman, *a Notary Public in and for said County and State,* DeKalb County, Georgia

Wallace J. Vincent and wife, Aileen B. Vincent,

*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~~ Atlanta, Georgia
this 21 *day of* April 19 70

Notary Public, Georgia, State at Large
My Commission Expires May 23, 1971.

Dorothy B. Quarterman *Notary Public*

Commission expires .....

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 .....

OAKES AND SMITH
REALTY CO., INC.

WARRANTY DEED

FROM

WALLACE J. VINCENT, ET UX

TO

JAMES R. JOHNSON, ET UX

504 Broadway

A 75529

IDENTIF. REFERENCE

APR 24 12 33 PM '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

APR 24 70	CONV	31,500.00				
APR 24 70	S'TAX		A*	81.90		
APR 24 70	PR'FEE		A*	.50		
APR 24 70	W'DEED		A*	3.00	*	85.40