TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William Edward Ferguson, Jr. (NAME)	Same (NAME)	MAP 104-13
205 Carden Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS OR ROUTE NUMBER) BOOK 4413 PAGE 711	PAR 29
Nashville Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	FP

For and in consideration of the sum of ----------($10.00)----------
----------TEN AND NO/100----------DOLLARS
cash in hand paid by William Edward Ferguson, Jr.

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,
Frank H. Johnson, unmarried

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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. 13 in Block "F" in the Bransford Realty Company's Subdivision of Lots Nos. 6,7,9 to 19 inclusive, and part of Lot No. 8 in Block "F" in Whitland Realty Company's Subdivision, a plan of which is of record in Book No. 547, page 53, of the Register's Office for Davidson County, Tennessee.

Said Lot No. Thirteen (13) fronts sixty (60) feet on the westerly side of Carden Avenue, and runs back westwardly between parallel lines two hundred (200) feet, more or less, to a dead line.

Being the same property conveyed to Frank H. Johnson and wife, Altha Castleman Johnson, by deed from Melle M. LeSueur, a widow, as of record in Book 814, page 344, said Register's Office, the said Altha Castleman Johnson having since died, William Edward Ferguson, Jr. and Edward Ferguson, Jr. is one and the same person.

This conveyance is made subject to taxes for 1970 which have been pro-rated and assumed by the Grantee herein.

This is unimproved ( ) improved (X) property, known as 205 (House Number) Carden (Street) Avenue P. O. Address: Nashville, Tenn. (City or Town) (Postal Zone)

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.

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.

Witness our hands this 24th day of April, 19 70.

Frank H. Johnson — Frank H. Johnson

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Virginia R. Runion, a Notary Public in and for said County and State, the within named Frank H. Johnson, unmarried, the bargainors, 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 Nashville, Tennessee, this 24 day of April, 19 70

Commission expires 1-26-71 Notary Public: Virginia R. Runion

TENNESSEE TITLE COMPANY

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

PUT REVENUE STAMPS HERE:

William Edward Ferguson, Jr.
REGISTER STAMP BELOW

Warranty Deed

FROM

Frank H. Johnson

TO

BOOK 4413 PAGE 712

A 75689

IDENTIF. REFERENCE

APR 27 2 52 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR27'70	CONV	19,850.00			
APR27'70	S'TAX		A*	51.48	
APR27'70	PR'FEE		A*	.50	
APR27'70	W'DEED		A*	3.00	* 54.98

I, [illegible] do solemnly swear that I am well acquainted with the property and the consideration for the within deed and that the consideration therefor is $19,850.00.

[illegible]

Subscribed and sworn to before me this 24th day of April, 1970.

Virginia B. Purser
Notary Public, in and for the aforesaid State and County.

My commission expires:
1-26-71