WARRANTY DEED

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID E. JOHNSON, ET UX	Murphree Mortgage Company	Map 150-1
(NAME)	(NAME)	Par. 184
445 Clearwater Drive	226 Third Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 4415 PAGE 633
Nashville, Tennessee	Nashville, Tennessee 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Five Thousand Nine Hundred and no/100 ($5,900.00) * * * * * * * *Dollars,* cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption and agreement to pay the unpaid balance of a note secured by a first mortgage deed of trust payable to Murphree Mortgage Company, Nashville, Tennessee, as of record in Book 4177, page 603, Register's Office for Davidson County, Tennessee,

we, Nicholas A. Hermann and wife, Betty L. Hermann,

have this day bargained and sold, and do hereby transfer and convey unto the said David E. Johnson and wife, Sandra D. Johnson, and their

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

Being Lot No. 150 on the Plan of Edge-O-Lake Estates, Section 8, as of record in Book 3700, page 101, Register's Office for said County.

Said Lot No. 150 fronts 80.0 feet on the northwesterly side of Clearwater Drive and extends back 159.68 feet on the northeasterly line and 163.06 feet on the southwesterly line to a dead line in the rear measuring a total of 92.64 feet thereon.

Being the same property conveyed to Nicholas A. Hermann and wife, Betty L. Hermann, by deed from Charles H. Allen and wife, of record in Book 4244, page 289, said Register's Office.

This conveyance is made subject to restrictive covenants or easements of record in the 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 $ 21,558.25

Subscribed and sworn to before me, this the 5th day of May 1970

Affiant Nicholas A. Hermann

My commission expires: May 17, 1970 (Affix Seal)

Notary Public Mrs Joe L. Johnson

This is unimproved ( ) improved (X) property, known as 445 Clearwater Drive, Nashville, Tennessee (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 David E. Johnson and wife, Sandra D. Johnson, and their *(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,* except as hereinabove set out.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* David E. Johnson and wife, Sandra D. Johnson and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 5th *day of* May, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nicholas A. Hermann

Betty L. Hermann

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs. Joe L. Jenkins *a Notary Public in and for said County and State,* Nicholas A. Hermann and wife, Betty L. Hermann,

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* 5th *day of* May, *19* 70

Mrs Joe L Jenkins *Notary Public*

Commission expires May 17, 1970

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 .....

MAY-6??	CONV	21,558.25				
MAY-6??S'TAX			A*	56.16		
MAY-6??PR'FEE			A*	.50		
MAY-6??	W'DEED		A*	3.00	*	59.66

WARRANTY DEED

FROM

NICHOLAS A. HERMANN, ET UX

TO

DAVID E. JOHNSON, ET UX

A 76603

T

IDENTIF. REFERENCE

MAY 6 11 02 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 256-2056
NASHVILLE, TENNESSEE