TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4419 PAGE 820	MAP-PARCEL NUMBERS:
Mr. & Mrs. James G. Johnson, Jr., (NAME)	Guaranty Mtge. Co. (NAME)	O.H. 8605
902 Battery Lane, (STREET ADDRESS OR ROUTE NUMBER)	311 7th Ave., No. (STREET ADDRESS)	
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by James G. Johnson, Jr. and wife, Suzanne T. Johnson

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Martha Saunders Rowan, attorney-in-fact for Bessie L. Saunders,

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 the southwest part of Lot No. 23 on the Plan of Oak Hill Subdivision No. I, property of W. H. Soper, as of record in Book 547, page 49, Register's Office for said County.

Said part of said lot fronts 100 feet on the north side of Battery Road and extends back 435.7 feet on the west line and 425.9 feet, more or less, on the east line to a dead line and measures 100 feet thereon.

Being part of the property conveyed to W. H. Saunders and wife, Bessie L. Saunders, by deed from E. W. Patterson and wife, of record in Book 741, page 184, said Register's Office, the said W. H. Saunders having since died. By instrument of record in Book 4402, page 725, rerecorded in Book 4412, page 3, said Register's Office, Bessie L. Saunders gave Martha Saunders Rowan the power of attorney to sell and convey said property.

This conveyance is subject to taxes for 1970.

This is unimproved ( ) improved (X) property, known as 902 Battery Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (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 20th day of May, 1970.

BESSIE L. SAUNDERS
Bessie L. Saunders
by Martha Saunders Rowan
Martha Saunders Rowan,
attorney-in-fact

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ 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 _____, Tennessee, this _____ day of _____, 19____.

Commission expires _____ Notary Public _____

TENNESSEE TITLE COMPANY

GUARANTY MORTGAGE CO. OF NASHVILLE

Warranty Deed

FROM
Martha Saunders Rowan, attorney-in-fact for Bessie L. Saunders

TO
James G. Johnson, Jr., & wife, Suzanne T. Johnson

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE: $49.50 Rec. & clubbing fees $2.00 $2.90

PUT COUNTY COURT CLERK'S STAMP HERE:

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

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

100-

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 4419 PAGE 821

On this 20th day of May, 1970, before me personally appeared Martha Saunders Rowan, to me known to be the person who executed the foregoing instrument in behalf of Bessie L. Saunders and acknowledged that she executed the same as the free act and deed of said Bessie L. Saunders.

Wm. C. Caldwell
Notary Public

My commission expires:

4/25/71

A78537

IDENTIF REFERENCE

MAY 25 1 41 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY25	CONV	19,000.00			
MAY25	S'TAX		A*	49.40	
MAY25	PR'FEE		A*	.50	
MAY25	W'DEED		A*	3.00	* 52.90

19000

James H. Johnson, Jr.

Wm. C. Caldwell

My commission expires:

4/25/71