WARRANTY DEED

BOOK 4440 PAGE 858

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Gerald L. Bixenman	Same	Map 54-10
(NAME) P.O. Box 499	(NAME)	Par. 7
(STREET ADDRESS OR ROUTE NUMBER) Madison Tenn 37155	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pat

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, Okey B. Johnson, Jr. and wife, Joyce L. Johnson,

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

Gerald L. Bixenman and wife, Geraldine D. Bixenman,

their ~~xxxxxx~~ *(successors)* *heirs and assigns,*

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

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 138 on the Plan of Brandywine Farms, Section 4, as of record in Book 3700, page 108, Register's Office for said County.

Said Lot No. 138 fronts 125 feet on the easterly curve of Kennett Road and extends back 304.6 feet on the northwesterly line and 370 feet on the southeasterly line, to a broken line in the rear, on which it measures 135 feet.

Being the same property conveyed to Okey B. Johnson, Jr.and wife, Joyce L. Johnson, by deed from J. R. Coarsey, Trustee, of record in Book 4197, page 797, 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 $ 20,000.00

Subscribed and sworn to before me, this the 24 day of August 1970

Affiant Gerald L. Bixenman

My commission expires: October 24, 1973 (Affix Seal)

Notary Public David M. Knight

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

Gerald L. Bixenman and wife, Geraldine D. Bixenman, 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*

Gerald L. Bixenman and wife, Geraldine D. Bixenman, their

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

Witness our *hand* s *this* 21st. *day of* August, 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.*

Okey B. Johnson

Joyce L. Johnson

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, DAVID M. KNIGHT, *a Notary Public in and for said County and State,* Okey B. Johnson, Jr. and wife, Joyce L. 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* 21st *day of* August, *19*70.

DAVID M. KNIGHT NOTARY PUBLIC DAVIDSON COUNTY TENN.

David M. Knight
Notary Public

Commission expires October 24, 1973

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 .....

AUG25	CONV	20,000.00				
AUG25	S'TAX		A*	52.00		
AUG25	PR'FEE		A*	.50		
AUG25	W'DEED		A*	3.00	*	55.50

WARRANTY DEED

FROM

OKEY B. JOHNSON, JR., ET UX

TO

GERALD L. BIXENMAN, ET UX

A 87918

IDENTIF. REFERENCE

AUG 25 11 29 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail: Pedigo
P.O. Box 159
Madison, 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