TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. & Mrs. Peter K. Nikonovich (NAME)	SAME (NAME) BOOK 4447 PAGE 360	Map. 78
301 Tenderfoot Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 17
Hampton, Va. 23369 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in consideration of the sum of Ten and no/100 ---------- DOLLARS

cash in hand paid by Peter K. Nikonovich and wife, Slyvia Jean Nikonovich

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, William D. Johnson and wife, Virgie M. Johnson

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 the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Smith, Engineers Dec. 13, 1965 as follows:

Beginning at an iron pin on the easterly margin of Old Hickory Blvd, at the southwest corner of the property conveyed to Arthur M. Mayernick and wife by deed from Joe W. Collier, et al, of record in Book 4001, Page 385, Register's Office for said County; thence with Mayernick's southerly line south 84 degrees 12' east 565 feet to an iron pin; thence south 15 degrees 32' west 245 feet to an iron pin; thence north 85 degrees 00' west 567 feet to an iron pin in the easterly margin of Old Hickory Blvd; thence with said Blvd. northerly 248 feet to the beginning containing 3.1 acres more or less.

Being the same property conveyed to William D. Johnson and wife, Virgie M. Johnson, by deed from Joe W. Collier and wife, Ruth W. Collier, and Lewis W. Collier and wife, Dale Collier, of record in Book 4390, Page 818, RODC.
Subject to restrictive covenants of record in Book 4001, Page 385, RODC.

GRANTORS TO PAY 1970 TAXES.

This is unimproved (X) improved ( ) property, known as Rt. 3, Old Hickory Blvd, Nashville, Tenn.
(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 22nd day of September 19 70.

William D. Johnson

Virgie M. Johnson

Peter K. Nikonovich

Sylvia Jean Nikonovich

STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Jude T. Lenahan, Attorney 37208
1601½ Buchanan St., Nashville, Tenn.

Personally appeared before me, Jude T. Lenahan, a Notary Public in and for said County and State, the within named William D. Johnson and wife, Virgie M. Johnson, the bargainors, 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 22nd day of September, 19 70.

Jude T. Lenahan

Commission expires 8-11-73 Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
WILLIAM D. JOHNSON, ET UX

To
PETER K. NIKONOVICH, ET UX

Mail

REGISTER STAMP BELOW
Filed for Record
September 24, 1970 2:33 P.M.

PUT COUNTY COURT CLERK'S STAMP HERE:

PUT REVENUE STAMPS HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
City Hampton

The actual consideration for this transfer or value of property (whichever is greater) is $ 7000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Peter K. Nikonovich
Sylvia Jean Nikonovich

Sworn to and subscribed before me this 14th day of September, 1970.

Notary Public

My Commission Expires: 2-4-74

A 90853

IDENTIF. REFERENCE

SEP 23 10 51 AM '70

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

SEP 23 70	CONV	*2,000.00				
SEP 23 70	S'TAX		A*	5.20		
SEP 23 70	PR'FEE		A*	.50		
SEP 23 70	W'DEED		A*	3.00	*	8.70