Prepared by: Jim T. Hamilton, Attorney
95 White Bridge Road
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr/Mrs Finley M. Johnson	SAME	7D-36902
(NAME) 935 Neuhoff Lane	BOOK 1471 PAGE 766	MAP-129-11
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	PAR-27
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars,* cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption by grantees of the unpaid balance of a first mortgage held by Murphree Mortgage Co. in the principal amount of $20,566.52 as of record in Book 3736, page 401, Register's Office for Davidson County, Tennessee.

GLADYS M. UBHAUS

has this day bargained and sold, and do hereby transfer and convey unto the said FINLEY M. JOHNSON and wife, JUANITA W. JOHNSON and their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 172 on the Plan of Section 1, Warner Park Valley, of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

Said Lot No. 172 fronts 110 feet on the west side of Neuhoff Lane and runs back 149.76 feet on the south line and 153.15 feet on the north line, to a dead line in the rear on which it measures 88 feet.

Being the same property conveyed to Franklin A. Ubhaus and wife, Gladys M. Ubhaus, by deed from William A. Nolte, Jr., and wife Eloise D. Nolte, of record in Book 4133, page 698, said Register's Office, said property having been previously conveyed to Gladys M. Ubhaus by Quit Claim Deed from Franklin A. Ubhaus as of record in Book 4469, page 345.

This conveyance is made subject to restrictions of record in Book 3466, page 89, made applicable to Section 1, Warner Park Valley, by instrument of record in Book 3577, page 511; and the plan of record in Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, which shows an Owner's Certificate, certain easements and set-back lines.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,000.00

Subscribed and sworn to before me, this the 5th day of January, 19 71

Affiant Jim T. Hamilton

My commission expires 1-31-73 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 935 Neuhoff Lane, 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 GLADYS M. UBHAUS *(successors), heirs and assigns forever.* I *covenant that* I am *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 shown above.

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* FINLEY M. JOHNSON and wife, JUANITA W. JOHNSON *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 5th *day of* January, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gladys M. Ubhaus
Gladys M. Ubhaus

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, R. Price Nimmo, *a Notary Public in and for said County and State,* GLADYS M. UBHAUS

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 5th *day of* January, *19*71.

R. Price Nimmo
Notary Public

Commission expires 1-31-73

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.....

WARRANTY DEED

FROM

GLADYS M. UBHAUS

TO

FINLEY M. JOHNSON, et ux

B 0 1 0 4 0

IDENTIF. REFERENCE

JAN 6 8 46 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JAN-71	CONV	31,000.00			
JAN-71	S'TAX		A*	80.60	
JAN-71	PR'FEE		A*	.50	
JAN-71	W'DEED		A*	3.00	* 84.10

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE