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FORM NO. WD-1

305089

IDENTIF. REFERENCE

FEB 18 10 32 AM '71

FEE[illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

Leo Russell McMurtry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 1971.

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
E. V. Williams, Attorney, 911 Stahlman Building, Nashville, Tennessee 37201.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leo Russell McMurtry, et ux (NAME)	Lovell & Malone, Inc. (NAME)	Map 104-1-219
220 - 38th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	Parcel 25W-7955
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HAROLD C. JOHNS and wife, GEORGIA JOHNS HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEO RUSSELL McMURTRY and wife, HELEN MARIE McMURTRY HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 137 on the Plan of part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 137 fronts 79 feet on the easterly side of 38th Avenue North, and runs back 183 feet, more or less, on the northerly line with the southerly right-of-way line of the West Nashville Branch of the L. & N. Railroad, and 181 feet, more or less, on the southerly line to the westerly margin of 37th Avenue, formerly Pendergrass Street.

Being the same property conveyed to Harold C. Johns and wife, Georgia Johns, by deed from William Harold Hobbs and wife, Marie Connor Hobbs, dated February 20, 1953 and of record in Deed Book 2136, page 189, said Register's Office.

Subject property is unencumbered except taxes for the year 1971. Said taxes are being prorated as of date hereof and assumed by the Grantees.

This is (unimproved (x) / improved ( )) property, known as 220 (House Number) 38th Avenue North (Street) Nashville, Tennessee 37209 (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 6th day of February, 1971

Harold C. Johns

Georgia Johns

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, E. V. Williams, a Notary Public in and for said County and State, the within named HAROLD C. JOHNS and wife, GEORGIA JOHNS

the 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 6th day of February 19 71

Commission expires November 1, 1972.

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
HAROLD C. JOHNS, ET UX

TO
LEO RUSSELL McMURTRY, ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

LOVELL & MALONE, INC.
401 JAMES ROBERTSON PARKWAY
UPTOWN STATION
NASHVILLE, TENNESSEE 37219

FEB 18 71	CONV	13,000.00				
FEB 18 71	S'TAX		A*	33.80		
FEB 18 71	PR'FEE		A*	.50		
FEB 18 71	W'DEED		A*	3.00	*	37.30