Return to Thomas, Halleburton, Ballin & Fortas 122 Parkway Tower Nashville, Tenn.

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
129-15-49 PW	Mr/Mrs Willis B. Johnson same as below	Murphree Mortgage Company BOOK 4482 PAGE 657
FIELD BOOK NUMBER(S) 7D-37008	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 36 Vaughns Gap Road	LOAN OR ACCOUNT NO. B-4406708 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

WILLIAM TODD CLARK and wife, DARLENE F. CLARK,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIS B. JOHNSON and wife, BEVERLY B. JOHNSON,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 108 on the Plan of Warner Park Valley, Section 1, of record in Book 3600, pages 12, 13 and 14.

Said Lot No. 108 fronts 100.24 feet on the easterly margin of Vaughn's Gap Road and extends back 167.0 feet on the northerly line and 147.24 feet on the southerly line to a broken line in the rear, measuring 116.55 feet thereon.

Being the same property conveyed to William Todd Clark and wife, Darlene F. Clark, by deed from Bruce Batson and wife Cathrin P. Batson, of record in Book 4148, page 779.

This conveyance is made subject to restrictions of record in Book 3466, page 89, made applicable by and amended by instrument in Book 3577, page 511, and amended in Book 3702, page 465.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1971 Metro Taxes.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 9th day of February, 1971.

Darlene F. Clark

Darlene F. Clark

William Todd Clark

William Todd Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4482 PAGE 658

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TEXAS
COUNTY OF Dallas

Before me, James T. Bailey, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

William Todd Clark and wife, Darlene F. Clark,

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 Dallas, Texas, this, the 22nd day of February, 19 71.

My commission expires: June 1, 1971

James T. Bailey Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500.00

Willis B Johnson Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February 19 71

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL) Rene E. Falk Notary Public

WARRANTY DEED
REF:hs

FROM
WILLIAM TODD CLARK and wife

TO
WILLIS B. JOHNSON and wife

B 0 6 0 9 4

IDENTIF. REFERENCE

FEB 26 4 20 PM '71
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Rau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FEB26'71 CONV 27,500.00
FEB26'71 S'TAX A* 71.50
FEB26'71 PR'FEE A* .50
RECORDED FEB26'71 A* 3.00 * 75.00

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public