WARRANTY DEED

BOOK 4496 PAGE 77

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Elizabeth Johnson (NAME)	Murphree Mortgage Co. (NAME)	Map 91-15
5300 Elkins Ave. (STREET ADDRESS OR ROUTE NUMBER)	226 3rd. Ave. No. (STREET ADDRESS)	par 47
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	Pat

FOR AND IN CONSIDERATION of the sum of Nine Thousand Two Hundred Fifty ($9,250.00) and no/100 - *Dollars,* of which $5,648.27 has been paid in cash by Mary Elizabeth Johnson, the receipt of which is hereby acknowledged and for the remainder, the said Mary Elizabeth Johnson assumes and agrees to pay the balance of $3,601.73 of an indebtedness of $6,600.00 secured by deed of trust executed by Edna King to Ferris C. Bailey Trustee of record in book 2870, page 319, said Register's Office.

S & J Enterprises, a partnership composed of Joe R. Sadler and Ernest L. Johnson

have this day bargained and sold, and do hereby transfer and convey unto the said Mary Elizabeth Johnson her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the easterly 50 feet of the southerly 150 feet of Block No. 6 on Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in book 421, page 18, Register's Office for said County, described as follows:

Beginning at an iron pin at the northwest corner of Elkins Avenue and 53rd. Ave. No.; thence with the northerly margin of Elkins Avenue south 83 degrees, 15' west 50 feet; thence northwardly 150 feet; thence north 83 degrees 15' east 50 feet to an iron pin on the westerly margin of 53rd. Ave. No; thence with said Avenue south 8 degrees east 150 feet to the beginning.

Being the same property conveyed to S & J Enterprises, a partnership composed of Joe R. Sadler and Ernest L. Johnson by deed from James M. Pewitt and wife of record in book 4291, page 168, said Register's Office.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,250.00

Subscribed and sworn to before me, this the 23rd day of April 1971

Affiant Mary E. Johnson

My commission expires: 2-1-75 (Affix Seal)

Notary Public N B Duncan

This is improved (X) unimproved ( ) property, known as 5300 Elkins Avenue (House Number) (Street) Nashville, Tenn. 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 Mary Elizabeth Johnson her *(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* Mary Elizabeth Johnson her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 23rd *day of* April, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

S & J Enterprises

By Joe R. Sadler

By Ernest L. Johnson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan, *a Notary Public in and for said County and State,* S & J Enterprises, a partnership composed of Joe B. Sadler and Ernest 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* 23rd *day of* April, *19* 71

H B Duncan
Notary Public

Commission expires 2-1-75

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.....

APR23'71 CONV *9,250.00
APR23'71 S'TAX A* 23.92
APR23'71 PR'FEE A* .50
APR23'71 W'DEED A* 3.00 * 27.42

WARRANTY DEED

FROM S & J. Enterprises

TO Mary Elizabeth Johnson

B 12170

IDENTIF. REFERENCE

APR 23 1 48 PM '71

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

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