BOOK 4199 PAGE 256

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Mary Aileen Brown

TO

Billy Wayne Johnson and wife,

Wanda Johnson

For draftsman's use

This Instrument prepared by:

Henry K. Buckner, Jr.
3937 Gallatin Rd.
Nashville, Tenn. 37216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Wayne Johnson (NAME)	New owner (NAME)	Map 51-12
418 Indian Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 117
Madison , Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11D-68550

(FOR REGISTER'S USE)

B 1363 3

IDENTIF. REFERENCE

MAY 5 2 39 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 5,924.01 Billy Wayne Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 71

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 20, 1972

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4253, Page 34, Register's Office of Davidson County, Tennessee.

Mary Aileen Brown has bargained and sold, and by these presents do transfer and convey unto the said Billy Wayne Johnson and wife, Wanda Johnson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 27 and 28 on the Map of Andrew Jackson's Addition to Montague Park, as of record in Book 547, Page 83 and 84, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 27 and 28 front together 81.2 feet on the northerly side of Indian Trail and run back between lines 57.7 on the easterly line and 70.8 feet on the westerly line to a dead line, measuring 80 feet thereon.

Being the same property conveyed to Mary Aileen Brown by deed from Robert E. Baggett and wife, Mary Evelyn Baggett, of record in Book 4490, Page 323, Register's Office for Davidson County, Tennessee.

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

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WD-2

This is {unimproved (x) / improved (x)} property, known as 418 Indian Trail (House Number) (Street) Madison, Tenn. 37115 (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 Billy Wayne Johnson and wife, Wanda Johnson their heirs and assigns, forever.

And I do covenant with the said Billy Wayne Johnson and wife, Wanda Johnson that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as stated above.

And Mary Aileen Brown does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Billy Wayne Johnson and wife, Wanda Johnson, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 3rd day of May, 1971

Mary Aileen Brown

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jim Stevens, a Notary Public in and for said County and State, the within named Mary Aileen Brown

the 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 3rd day of May, 1971.

Jim Stevens, Notary Public.

Commission expires My Commission Expires Nov. 20, 1972

MAY-57 CONV *5,924.01
MAY-57 S TAX A* 15.34
MAY-57 PRTFEE A* .50
MAY-57 MTGFEE A* 3.00 * 18.84

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.....