BO 262

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 19 71.

Notary Public

MY COMMISSION EXPIRES: Feb. 7, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gaston Realty Company, 2820 Bransford Avenue, Nashville, Tenn. 37204
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sidwell M. Kelley & wife (NAME)	Fidelity Federal Savings & Loan (NAME)	MAP 42-13
227 Foxboro Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	PAR 84
Madison, Tenn. (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, J. D. Johnson and wife, Christine G. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sidwell M. Kelley and wife, Alma J. Kelley

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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Hedgewood Hills, Section two, as of record in Book 3700, page 44, Register's Office for said County.

SAID Lot No. 23 fronts 105 feet on the southerly side of Foxboro Drive, and extends back 338.2 feet on the easterly line and 454.3 feet on the westerly line, to a broken line in the rear on which it measures 221.2 feet.

BEING the same property conveyed to J. D. Johnson and wife Christine G. Johnson by deed from Leonard Davidson and Harold W. Vandercook of record in Book 4119, page 204, Register's Office for Davidson County, Tennessee.

As part of the above consideration the Grantees have assumed and agreed to pay the remaining unpaid balance on a certain note in the amount of $16,706.09 payable to Fidelity Federal Savings & Loan Association of Nashville.

This is { unimproved / improved } property, known as 227 Foxboro Drive, Madison, Tennessee
(House Number) (Street) (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 May, 19 71

J. D. Johnson

Christine G. Johnson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Marbut G. Gaston, a Notary Public in and for said County and State, the within named J. D. Johnson and wife, Christine G. Johnson

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 May 19 71

Commission expires Feb. 7, 1973

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

J. D. JOHNSON & wife,

TO

CHRISTINE G. JOHNSON

SIDWELL M. KELLEY & wife,

ALMA I. KELLEY

Mail to, Gaston Realty Co.
2820 Bransford Ave.
Nashville, Tenn. 37204

B 15858

IDENTIF. REFERENCE

MAY 24 10 56 AM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 24 71	CONV	28,500.00			
MAY 24 71	S'TAX		A*	74.10	
MAY 24 71	PR'FEE		A*	.50	
MAY 24 71	M'DEED		A*	3.00	* 77.60