BOOK 4521 PAGE 186

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$18,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 71

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny H. Brashear (NAME)	Mortgage Associates, Inc. (NAME)	4D-33512
5015 Bonnavista Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	74-12
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	164

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, Richard Lee Johnson et ux SUe Ann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny H. Brashear et ux Rebecca S. Brashear

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. 496 on the plan of Hermitage Hills, Section 5, as of record in Book 3300, pages 1 and 2, Register's office for Davidson County, Tennessee.

Said Lot No. 496 fronts 85 feet on the southerly side of Bonnavista Drive and extends back 161.2 feet on the westerly line and 157.5 feet on the easterly line to a dead line, measuring 80 feet thereon.

Being same property conveyed to Richard Lee Johnson et ux Sue Ann Johnson by deed from Harry Zeitlin et Ronald Zeitlin of record in Book 3764, page 95, Register's office Davidson County, Tennessee.

This conveyance is subject to the restrictive covenants of record in Book 3222, Page 154, said register's office.

This is (unimproved / improved) property, known as 5015 Bonnavista Drive (House Number) (Street) Hermitage, Tennessee 37076 (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 hands this 15th day of July, 19 71

Richard Lee Johnson

Sue Ann Johnson

STATE OF TENNESSEE
Davidson County

BOOK 4521 PAGE 187

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Richard Lee Johnson et ux Sue Ann Johnson

the bargainor, 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 15th day of July, 19 71.

Commission expires 5/10/75

Notary Public W. K. Georgas, Jr.

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

RICHARD LEE JOHNSON ET UX

SUE ANN JOHNSON

TO

JOHNNY H. BRASHEAR ET UX

REBECCA S. BRASHEAR

B 23394

IDENTIF. REFERENCE

JUL 19 10 29 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

JUL 19[illegible]	CONV	18,400.00			
JUL 19[illegible]	STAX		A*	47.84	
JUL 19[illegible]	PUFEE		A*	.50	
JUL 19[illegible]	WDEED		A*	4.00	* 52.34