WARRANTY DEED

BOOK 4527 PAGE 817

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Leonard W. Johnson (NAME)	Mortgage Associates, Inc. (NAME)	12D 11795
3833 Edwards Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	Map Parcel No.
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30308 (CITY) (ZONE) (STATE)	61-10-69

FOR AND IN CONSIDERATION of the sum of $ 10.00 ----------

(Ten and no/100 Dollars) ---------- Dollars,

and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4481, Page 115, Register's Office for Davidson County;

We, Harold R. Gipson and wife, Dorothy M. Gipson

have this day bargained and sold, and do hereby transfer and convey unto the said Leonard W. Johnson and wife, Jo Ann Johnson their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 95 on the Plan of Maplewood Heights Subdivision of record in Book 547, pages 77 and 78, Register's Office for said County.

Said lot No. 95 fronts 100 feet on the easterly side of Edwards Avenue and extends back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Harold R. Gipson and wife, Dorothy M. Gipson by deed from Nellie Marie Midgett Vaughn, et ux as of record in Book 4481, Page 113, Register! Office for Davidson County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,424.50

Subscribed and sworn to before me, this the 7th day of August, 71

Affiant

My commission expires: Feb. 20, 1972 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3833 Edwards Avenue (House Number) (Street) Nashville (P. O. Address:) Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Leonard W. Johnson and wife, Jo Ann Johnson their (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 Leonard W. Johnson and wife, Jo Ann Johnson Their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 7th day of August, 19 71, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Harold R. Gipson

Dorothy M. Gipson

This instrument prepared by:

Jane C. Franks, Attorney

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J.N. Franks, Jr., *a Notary Public in and for said County and State,* Harold R. Gipson and Dorothy M. Gipson

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, Davidson County, *Tennessee, this* 7th. *day of* August, *19* 71.

J N Franks Jr. *Notary Public*

Commission expires Feb. 20, 1972

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 .....

AUG 10 71	CONV	18,424.50			
AUG 10 71	STAX		A*	47.84	
AUG 10 71	RECFEE		A*	.50	
AUG 10 71	WDEED		A*	4.00	* 52.34

WARRANTY DEED

FROM
Harold R. Gipson, et ux
TO
Leonard W. Johnson et ux

B 26307

IDENTIF. REFERENCE

AUG 10 2 31 PM '71

FEE ... 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

Jane C. Franks, Attorney
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