This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-224086

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 104-16 PAR 190 5	Mr/Mrs Roger A. Johnson 1805 Linden Avenue Nashville, Tennessee 37212	Home Federal Savings& Loan L & C Tower Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 24W-10310	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1805 Linden Avenue	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JAN12	CONV	28,000.00			
JAN12 S'TAX			A*	72.80	
JAN12 PB'FEE			A*	.50	
JAN12	W'DEED		A*	4.00	* 77.30

ANNABEL ALLEN SENSING

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROGER A. JOHNSON and wife, GODLIND JOHNSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 97 and the east 90 feet of Lot No. 96 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117.

Said Lot No. 97 and part of Lot 96 adjoin and front together 159.3 feet on the south side of Linden Avenue and runs back 204 feet more or less on the westerly line of part of Lot No. 96 and 203.2 feet on the easterly line of Lot No. 97, to an alley in the rear on which they measure 158.7 feet.

Being the same property conveyed to Annabel Allen Sensing, by deed from Eleanor Grace Parkins, a widow, as of record in Book 1344, page 409.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 11th day of January, 1972.

Annabel Allen Sensing

BOOK 4568 PAGE 426

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Annabel Allen Sensing the bargainor(s), 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 the 11th day of January, 1972.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Roger A. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 1972

MY COMMISSION EXPIRES July 23,1974. (AFFIX SEAL) Reau E. Folk Jr.
Notary Public

L-50,342-2

WARRANTY DEED
REF: mas

FROM
ANNABEL ALLEN SENSING

TO
ROGER A. JOHNSON and wife

File.. HOME FEDERAL SAVINGS AND LOAN ASSOCIATION

B 44632

IDENTIF. REFERENCE

JAN 12 3 11 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public