THIS INSTRUMENT PREPARED BY
THEODORE E. CARVER
ATTORNEY-AT-LAW
Thomas, Halliburton, Ballin & Fortas
122 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,250

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-28-74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas L. Johnson, (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	83-6-231
717 Benson Avenue (STREET ADDRESS OR ROUTE NUMBER)	175 Orange Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	New Haven, Connecticut 06508 (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, Jack B. Hawkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas L. Johnson, and wife, Dorothy L. Johnson

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 the northerly 63 1/2 feet on Lot No. 13 on the Plan of Olivia W. Sharpe's Addition to Nashville, as of record in Book 332, Page 17 Register's Office for said County.

Said part of Lot No. 13 fronts 63 1/2 feet on the easterly side of Benson Avenue and runs back between parallel lines, with the southerly margin of Estella Avenue, 175 feet, more or less to an alley.

Being the same property conveyed to Jack B. Hawkins and wife, Ophelia F. Hawkins by Warranty Deed from George M. Talley and wife, Marcelle C. Talley of record in Book 3847 Page 406 Register's Office for said County. (Ophelia F. Hawkins having since died)

unimproved ( )
This is improved (X) property known as 717 Benson Avenue Nashville, 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 11th day of February, 1972

Jack B. Hawkins

Jack B. Hawkins

STATE OF TENNESSEE
Davidson County

BOOK 4577 PAGE 456

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack B. Hawkins

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 11th day of February 1972

Commission expires 4-28-75

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 (his oath / their several oaths) acknowledged (himself / themselves) 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
Jack B. Hawkins, etux
Ophelia F. Hawkins

TO
Douglas L. Johnson, III, etux
Dorothy L. Johnson

B 4 8 9 2 5

T
IDENTIF. REFERENCE

FEB 17 2 34 PM '72

FEL X Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB 17 72	CONV	-	11,250.00		
FEB 17 72	S TAX		A*	29.12	
FEB 17 72	PR FEE		A*	.50	
FEB 17 72	W DEED		A*	4.00	* 33.62