WARRANTY DEED

BOOK 4588 PAGE 96

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John B. Wilkes et ux	Same	Map. 5K-9
(NAME) 2641 Miami Avenue	(NAME)	Par. 144
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Fourteen Thousand Seven Hundred and No/100----------
----------($14,700.00)---------- Dollars,

of which $8,360.30 has been paid in cash by John B. Wilkes and wife, Jo Ann Wilkes, the receipt of which is hereby acknowledged, and for the remainder the said John B. Wilkes and wife, Jo Ann Wilkes, have assumed and agree to pay the unpaid balance of $6,339.70 of an indebtedness in the original amount of $9,500.00,retained in deed from Frank V. Niederhauser, to Robert D. Johnson,of record in book 4211,page 892,Register's Office ,Davidson County, Tennessee.

We,Robert D. Johnson and wife, Betty J. Johnson

have this day bargained and sold, and do hereby transfer and convey unto the said

John B. Wilkes and wife, Jo Ann Wilkes, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 20 on the Map of Gothard's Subdivision, as of record in book 547, page 79,Register's Office for said County, described as follows: Said lot No. 20 fronts 50 feet on the northeasterly side of Miami Avenue (formerly an unnamed street) and extends back between parallel lines 170 feet, more or less, to the low water mark of the Cumberland River. Included in the above description,but excluded therefrom is that part of said lot conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Frank V. Niederhauser, of record in book 4002, page 760,Register's Office for said County.
Being the same property conveyed to Robert D. Johnson by deed from Frank V. Niederhauser, of record in book 4211, page 892.said Register's Office.

This Instrument Was Prepared By
Lewis O. Pedigo RP
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 14,700.00

Subscribed and sworn to before me, this the 28th day of March 1972

Affiant John B. Wilkes

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary Ennary

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said John B. Wilkes and wife, Jo Ann Wilkes, 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., except for 1972 taxes which are prorated and assumed by grantees

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said John B. Wilkes and wife, Jo Ann Wilkes, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 28th day of March, 19 72 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert D. Johnson

Betty J. Johnson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, a Notary Public in and for said County and State, Robert D. Johnson, and wife, Betty J. Johnson

the within named 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 28th day of March, 1972

Commission expires June 6, 1972 Mary Ensley Notary Public

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.....

MAR29'72 CONV 14,700.00
MAR29'72 STAX A* 38.72
MAR29'72 PRTEE A* .50
MAR29'72 MDEED A* 4.00 * 42.72

WARRANTY DEED

FROM

Robert D. Johnson et ux

TO

John B. Wilkes et ux

B 53803

IDENTIF. REFERENCE

MAR 29 11 44 AM '72

FELIX Z. WILSON II 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

Chicago Title 214968