FORM NO. WD-1

BOOK 1631 PG 453

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, 19 72

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virgil Paul Johnson (NAME)	Guaranty Mortgage Company (NAME)	6DA 56705
174 Wheeler Avenue (STREET ADDRESS OR ROUTE NUMBER)	311 - 7th Avenue, North (STREET ADDRESS)	Map 133-7
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 200

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, BOBBY A. BALLOU and wife, DORIS A. BALLOU

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VIRGIL PAUL JOHNSON and wife, KATHLEEN C. 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 Lot No. 22 on the Plan of Farley Heights Second Addition, as of record in Book 2330, page 100, Register's Office for said County.

SAID Lot No. 22 fronts 116.6 feet on the northerly side of Wheeler Avenue and extends back 224.6 feet on the westerly line and 201.9 feet on the easterly line to a dead line in the rear on which it measures 69.4 feet.

BEING the same property conveyed to Bobby A. Ballou and wife, Doris A. Ballou, by deed from Christopher B. Newcomer and wife, Mary M. Newcomer, of record in Book 4032, page 77, Register's Office for Davidson County, Tennessee.

This is ~~unimproved ( )~~ improved (XX) property, known as 174 Wheeler 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 hands this 1st day of September, 19 72

Bobby A. Ballou

Bobby A. Ballou

Doris A. Ballou

Doris A. Ballou

NAIRP

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BOBBY A. BALLOU and wife, DORIS A. BALLOU

the 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, Tennessee, this 1st day of September 1972

Commission expires 12-12-72

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 BOBBY A. BALLOU ET UX

TO VIRGIL PAUL JOHNSON ET UX

B 7 4462

IDENTIF. REFERENCE

SEP 5 2 19 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-5-72	CONV	17,750.00			
SEP-5-72	S'TAX		A*	46.02	
SEP-5-72	PR'FEE		A*	.50	
SEP-5-72	W'DEED		A*	4.00	* 50.52

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Row 1 Box 8

WILLIAMS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201