WARRANTY DEED

BOOK 4638 PAGE 854

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
	First Federal S&L Association	
(NAME)	(NAME) Union at Fourth	130-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	95
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) ---------- *Dollars,* paid in cash, and other good and valuable consideration received from the grantees herein; we,

Troy Elwood Johnson and wife, Ina Jean Johnson,

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

John J. Claxton, II and wife, Mary Ann Claxton,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 11 of Block D on the Second Revised Plan of Highlands of Belle Meade No. 2 as of record in Book 1130, Page 62, Register's Office for Davidson County, Tennessee. Beginning at a point in the southerly margin of Brookfield Avenue at the common corner of Lots 11 and 12; thence with the line between said lots southwardly 168.16 feet to the northerly line of Lot No. 10; thence with the line between Lots 10 and 11 eastwardly 121 feet to the westerly margin of Crosshill Road; thence with the margin of said road northwardly 147.65 feet to the beginning of a curve; thence around said curve northwestwardly 31.16 feet to the southerly margin of Brookfield Avenue; thence with the margin of said Avenue westwardly 101.29 feet to the point of beginning.

Being the same property conveyed to Troy Elwood Johnson and wife, Ina Jean Johnson by deed from The Trustees of the Belle Meade Methodist Church of record in Book 4055, Page 79, Register's Office for Davidson County, Tennessee.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1972.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,000.00

Subscribed and sworn to before me, this the 15 day of Sept 19 72

Affiant John J. Claxton II

My commission expires: APR 23 1973 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 127 Brookfield Drive, Nashville, Tennessee (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 grantees, 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* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 8 day of September, 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.*

Troy Elwood Johnson
Troy Elwood Johnson

Ina Jean Johnson
Ina Jean Johnson

This Instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

BOOK 4638 PAGE 855

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~DAVIDSON~~ DADE)

Personally appeared before me, [illegible], a Notary Public in and for said County and State, Troy Elwood Johnson and wife, Ina Jean Johnson,

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 Miami, Florida, ~~Tennessee~~, this 3rd day of September, 1972.

[illegible] Notary Public

Commission expires NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES OCT. 8, 1972 BONDED THROUGH FRED W. DIEBTELHORST

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.....

SEP 19 72	CONV	31,000.00			
SEP 19 72	S TAX		A*	80.60	
SEP 19 72	PR FEE		A*	.50	
SEP 19 72	W DEED		A*	4.00	* 85.10

B 76527

IDENTIF. REFERENCE

SEP 19 2 45 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM TROY ELWOOD JOHNSON, ET UX.

TO JOHN J. CLAXTON, II, ET UX.

3120S

Please mail to: Mr. John J. Claxton, II, 127 W. Brookfield Drive, Nashville, Tenn.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

31,000.00