BOOK 4701 PAGE 651

WARRANTY DEED Map 72-6 Par. 272 mo.

FOR AND IN CONSIDERATION of the Sum of TEN ($10.00) DOLLARS, cash in hand paid, and the assumption by the GRANTEE of the GRANTOR'S portion of the unpaid balance due on a certain promissory note hereinafter described the receipt of all of which is hereby acknowledged, Michael R. O'Hara, has this day bargained and sold and by these presents, does hereby transfer and convey his two-thirds undivided interest in and to the following described lot unto Steve Johnson, his heirs and assigns, the said property being described as follows:

Land situated in Davidson Coutny, Tennessee, being the west 35.0 fee of Lot No. 66 on the Map of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, as of record in Book 332, page 44, Register's Office for said County.

Said part of said lot fronts 35.0 feet on the northerly side of Leland Avenue and runs back 174.0 feet on the westerly line and 174.75 feet on the easterly line to an alley on which it measures 35.0 feet.

BEING THE same property conveyed to Steve Johnson, et al. from Milton Wayne Benton, et ux. by deed dated November 6, 1971, of record in Book 4552, page 97, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said interest in the above described lot of parcel of land, together with all the improvements thereon the appurtenances thereunto belonging, unto the said Steve Johnson, his heirs and assigns, in fee simple, forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of said interest in the above described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, except for 1973 real estate taxes and as hereinafter set forth.

I FURTHER covenant with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said Steve Johnson, his heirs and assigns, in the proportion hereinabove set forth, against the lawful claims of all persons whomsoever.

THE GRANTEE herein does hereby assume and agrees to pay the GRANTOR'S portion of the balance owing on a certain promissory note payable to the order of Lovell & Malone, Inc., which note is in the principal sum of $8,700.00, and secured by a deed of trust in Book 4240, page 487, Register's Office of Davidson County, Tennessee.

WITNESS my hand this 16th day of April, 1973.

Michael R. O'Hara

Michael R. O'Hara

Buyer + Seq Bills - Lovell + Malone, Inc. - Payment Prepared by:
Steve Johnson
1117 Leland Ave
B. K. Barnes
J. C. Bradford Bldg

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 4701 PAGE 652

PERSONALLY appeared before me, B. K. Barnes a Notary Public in and for said County and State, the within named Michael R. O'Hara, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 16th day of April, 1973.

Comission expires
9-13-75

Notary Public at Large for Davidson County

My Commission Expires: 9/1/75

State of Tennessee, Davidson County

I, or we, hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, which ever is greater is $1,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair or voluntary sale. Affiant Steve Johnson

Subscribed and sworn to before me this the 16th day of April 1973.

Comission expires
9-13-75

Notary Public

APR26	CONV	*1,000.00			
APR26	S'TAX		A*	2.60	
APR26	PR'FEE		A*	.50	
APR26	W'DEED		A*	4.00	* 7.10

C03955

IDENTIF. REFERENCE

APR 26 1 10 PM '73

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.