BOOK 4730 PAGE 945

This instrument prepared by
DENNEY, LACKEY, CR[illegible] & CASTLEMAN
218 [illegible] North
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER
Joseph S. Johnson (NAME)	First Federal S. & L. Assn. (NAME)	150-9
(STREET ADDRESS OR ROUTE NUMBER)	236-4th Avenue North (STREET ADDRESS)	37 Pal
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Joseph S. Johnson and wife, Mary L. Johnson, and other good and valuable consideration the receipt of which is hereby acknowledged, including the assumption and agreement by Joseph S. Johnson and wife, to pay the balance owing to First Federal Savings & Loan Association on a promissory note secured by a deed of trust to T. I. Holman, Jr., Trustee, of record in Book 4410, page 308, Register's Office for Davidson County, Tennessee, we

JAMES SAMUEL CROWELL AND WIFE, JOHNNIE D. CROWELL

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

JOSEPH S. JOHNSON AND WIFE, MARY L. JOHNSON, their

~~XXXXXXX~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Forest View Park, Section One, as of record in Book 3700, page 109, Register's Office for said County.

Said Lot No. 163 fronts 80 feet on the westside of Walnut Crest Drive, and extends back 162.26 feet on the north line and 192.63 feet on the south line, to a dead line in the rear on which it measures 85.57 feet.

Being the same property conveyed to James Samuel Crowell and wife, Johnnie D. Crowell by deed from George G. Dexter and wife, Judith B. Dexter of record in Book 4479, page 869, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,144.71

Subscribed and sworn to before me, this the 21st day of August, 19 73

My commission expires: Feb 3, 1976 (Affix Seal)

Affiant Joseph S. Johnson

Notary Public Virginia Lunsford

This is improved ( ) unimproved (X) property, known as 2915 Walnut Crest 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

Joseph S. Johnson and wife, Mary L. Johnson, their

~~XXXXXXX~~,

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*

Joseph S. Johnson and wife, Mary L. Johnson, their

~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 21st *day of* August, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Johnnie D. Crowell

x James Samuel Crowell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lunsford W. Hollins Jr. *, a Notary Public in and for said County and State,* James Samuel Crowell and wife, Johnnie D. Crowell

the within named bargainors, 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 *Tennessee, this* 1st *day of* August *, 19* 73

Lunsford W. Hollins Jr. *Notary Public*

Commission expires Feb. 23, 1976

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 .....

AUG23 CONV 37,194.71
AUG23 S'TAX A* 96.72
AUG23 PB'FEE A* .50
AUG23 W'DEED A* 4.00 * 101.22

WARRANTY DEED

FROM
James Samuel Crowell et ux.
TO
Joseph S. Johnson et ux.

C 20815

IDENTIF. REFERENCE

AUG 23 9 19 AM '73

FELIX Z. [illegible]
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