WARRANTY DEED

BOOK 4784 PAGE 894

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Johnson et ux	New Owner	Map 82-12
(NAME) McFerrin Avenue	(NAME) Same	Parcel 205
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37206	(STREET ADDRESS)	19W-16580
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- ----------($10.00)---------- Dollars, cash in hand paid by Robert Johnson and wife, Catherine Johnson, hereinafter called the Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Clarence G. Dickens and wife, Helen Gambill Dickens, hereinafter called the Grantors,

THIS INSTRUMENT PREPARED BY
CLARENCE O. INGRAM
ATTORNEY AT LAW
P. O. BOX 313
3310 LEBANON RD. BLDG.
HERMITAGE, TENN. 37076

have this day bargained and sold, and do hereby transfer and convey unto the said Robert Johnson and wife, Catherine Johnson, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the easterly 100 feet on Lot No. 53 on the Map of Neil S. Brown's Addition to East Nashville, as of record in Book 57, Page 50, Register's Office for said County.

Said part of Lot No. 53 fronts 50 feet on the westerly side of McFerrin Avenue and runs back between parallel lines, with the southerly margin of an alley, 100 feet to a dead line.

Being the same property conveyed to Clarence G. Dickens and wife, Helen Gambill Dickens, by deed from William H. Leitsinger and wife, Leota S. Leitsinger, as of record in Book 1646, Page 549, Register's Office for Davidson County, Tennessee

This conveyance is made subject to restrictive covenants, easements and all other limitations pertaining to the premises and to Deed of Trust of record in Book 441, Page 454, Register's Office for Davidson County, Tennessee, executed to secure a note described therein, the unpaid balance of which the Grantees herein assume and agree to pay as part of the consideration of this conveyance.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ $20,000.00

Subscribed and sworn to before me, this the 26th day of January 19 74

Affiant

My commission expires: 8-2-76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as (House Number) McFerrin Avenue (Street), Nashville (P. O. Address: City or Town), Tn. 37206

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 26th day of January 19 74, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Clarence G. Dickens

Helen Gambill Dickens

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clarence G. Dickens and wife, Helen Gambill Dickens

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 this 26th day of January, 19 74.

Faye Shaw Matlock, Notary Public

Commission expires March 8, 1976

FAYE SHAW MATLOCK NOTARY PUBLIC DAVIDSON COUNTY

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 .....

FEB-1?? CONV *8,240.00
FEB-1?? S TAX A* 21.32
FEB-1?? PR FEE A* .50
FEB-1?? MDEED A* 4.00 * 25.82

WARRANTY DEED

FROM
CLARENCE G. DICKENS ET UX
TO
ROBERT JOHNSON ET UX

CLARENCE O. INGRAM
ATTORNEY AT LAW
P. O. BOX 313
9310 LEBANON RD. BLDG.
HERMITAGE, TENN. 37076

C 40459

IDENTIF. REFERENCE

FEB 1 8 50 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238