BOOK 4786 PAGE 918

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Dennis B. Johnson et ux	~~Same~~ First & Mid-South Mortgage	96-14
(NAME) 105 Jonesboro Court	(NAME) P. O. Box 2568	277
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37214	(STREET ADDRESS) Nashville Tenn. 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Twenty Six Thousand Eight Hundred and No/100 ($26,800.00) - DOLLARS of which $3,979.63 has been paid in cash by Grantees, the receipt of which is hereby acknowledged and Grantees herein have assumed the balance in the amount of $22,820.37 of an existing and outstanding mortgage to First & Mid-South Mortgage Co., in the original principal amount of $23,550.00, payable in monthly installments of $156.84 each, including principal and interest, with interest at the rate of 7% per annum, final payment due April 1, 2001, as of record in Book 4492, page 576, Register's Office for Davidson County, Tennessee.

Robert E. Houser and wife, Carolsue A. Houser, Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said Dennis B. Johnson and wife, Deborah L. Johnson

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot No. 240, Hickory Bend, Section IV as of record in Book 4175, page 34, Register's Office for said County.

Said Lot No. 240, fronts 69.96 feet on the westerly side of Jonesboro Court and runs back between lines 105.0 feet on the northerly margin and 139.2 feet on the southerly margin to a line in two sections at the rear, measuring a total of 81.4 feet thereon.

Being the same proeprty conveyed to Robert E. Houser and wife, Carolsue A. Houser by deed from Maurice Karr, Trustee, as of record in Book 4492, page 574, R.O.D.C.

It is expressly understood and agreed that this property is conveyed subject to restrictive covenants of record in Book 4272, page 832, R.O.D.C.

It is further agreed that 1974 property taxes shall be paid by Buyer when due and before delinquent.

unimproved ( )
This is improved (X) property, known as 105 (House Number) Jonesboro Court (Street)
Nashville, Tennessee 37214
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 8th day of February, 1974.

Robert E. Houser
ROBERT E. HOUSER

Carolsue A. Houser
CAROLSUE A. HOUSER

[redacted] [redacted]

BOOK 4786 PAGE 919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Houser and wife, Carolsue A. Houser

the 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, this 7th day of February, 19 74.

My commission expires April 27, 1976 Notary Public Edna E. Lowell

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 26,800.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Dennis B. Johnson

Sworn to and subscribed before me
this 8th day of February, 19 74.

My commission expires April 27, 1976 Notary Public Edna E. Lowell

Roland M. Lowell
GRACEY, MADDIN, COWAN & BIRD

This instrument was prepared by: 500 Court Square Bldg.
Nashville, Tennessee 37201

Name			Address		
mail to →	FEB-8	CONV	26,800.00		
	FEB-8 S'TAX		A*	69.68	
	FEB-8 PR'FEE		A*	.50	
	FEB-8	W'DEED	A*	4.00	* 74.18

WARRANTY DEED

FROM

ROBERT E. HOUSER, Et Ux

TO

DENNIS B. JOHNSON, Et Ux

C 41381

IDENTIF. REFERENCE

FEB 8 2 31 PM '74

FELIX Z. WISEMAN REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290