BOOK 4789 PAGE 453 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,750.00

Evan A. Kinzer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 1974.

John U Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS, 112 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Evan A. Kinzer (NAME)	National Mortgage Company (NAME)	8DA-3634
2406 - 18th Ave. No. (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map. 81-3
Nashville, Tenn. 37208 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Par. 312

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WARREN G. JOHNSON and wife, CARRIE T. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EVAN A. KINZER and wife, LENA M. KINZER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 16 on the plan of Riverview Gardens of record in Plan Book 3600, !age 46, Register's Office for said County.

SAID Lot No. 16 fronts 58.2 feet on the easterly margin of 18th Avenue North and extends back 161 feet on the northerly line and 132.9 feet on the southerly line to a dead line in the rear, measuring 47.5 feet thereon.

BEING the same property conveyed to Warren G. Johnson and wife, Carrie T. Johnson by deed from Herbert R. Rich, Trustee, of record in Book 3885, page 438, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions, easements, or other encumberances which are matters of public record.

This is unimproved ( ) improved (XX) property, known as 2406 18th Avenue, North, Nashville, Tennessee 37208
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 13th day of February, 1974

Warren G. Johnson
Warren G. Johnson

Carrie T. Johnson
Carrie T. Johnson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Warren G. Johnson and wife, Carrie T. Johnson

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, Tennessee, this 13th day of February 19 74

Commission expires 5-1-76

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
WARREN G. JOHNSON, et ux

TO
EVAN A. KINZER, et ux

C 42509

IDENTIF. REFERENCE

FEB 19 3 44 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

FEB 19 74	CONV	15,750.00			
FEB 19 74	S'TAX		A*	40.82	
FEB 19 74	PR'FEE		A*	.50	
FEB 19 74	W'DEED		A*	4.00	* 45.32

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201