BOOK 4795 PAGE 401

FORM NO. WD-1

Mail

THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
400 COMMERCE UNION BANK BUILDING
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF March, 1974

Notary Public

MY COMMISSION EXPIRES: 1-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dearborn & Ewing, Attorneys, 400 Union Street, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Huford L. Johnston, et ux (NAME)	Huford L. Johnston, et ux (NAME)	
370 Brewer Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	161-B
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	59 Pal

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, James L. Bay, Jr., and wife, Margaret E. Bay,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Huford L. Johnston and wife, Carolyn Johnston

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. 29 on the Plan of Southwood Subdivision, as of record in Book 2663, pages 125 and 126, Register's Office for said County.

Said Lot No. 29 fronts 140 feet on the west side of Brewer Drive and runs back 286.18 feet on the northerly line and 317.96 feet on the southerly line to a dead line in the rear, on which it measures 142 feet.

Being the same property conveyed to James L. Bay, Jr., and wife, Margaret E. Bay, by deed from D. Leon Tidwell and wife, Mable A. Tidwell, of record in Book 4472, page 321, Register's Office for Davidson County, Tennessee.

This is improved XX unimproved ( ) property, known as 370 Brewer Drive, Nashville, Tennessee
(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 11th day of March, 19 74

James L Bay Jr.

Margaret E Bay

STATE OF TENNESSEE
Davidson County

BOOK 4795 PAGE 402

Personally appeared before me, Barbara E. Hanson, a Notary Public in and for said County and State, the within named James L. Bay, Jr., and wife, Margaret E. Bay

the bargainor, 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 11th day of March 19 74

Commission expires 1-29-77

Barbara E. Hanson
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

JAMES L. BAY, JR., and wife,

MARGARET E. BAY

TO

HUFORD L. JOHNSTON and wife,

CAROLYN JOHNSTON

645236

IDENTIF. REFERENCE

MAR 12 10 41 AM '74

FELIX Z. ROBERTSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 12 74	CONV	25,500.00			
MAR 12 74 S TAX			A*	66.30	
MAR 12 74 PR FEE			A*	.50	
MAR 12 74	W DEED		A*	4.00	* 70.80