WARRANTY DEED

BOOK 1806 PAGE 212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wm. R. Johnson etux (NAME)	Fid Fed Sav & Loan (NAME)	
1317 Sioux Terrace (STREET ADDRESS OR ROUTE NUMBER)	Madison Office (STREET ADDRESS)	53-9
Madison Tenn (CITY) (P. O. ZONE) (STATE)	Madison Tenn (CITY) (ZONE) (STATE)	5 Pcl

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable considerations *Dollars,*

Louis L. Zumstein and his wife June E. Zumstein

have this day bargained and sold, and do hereby transfer and convey unto the said William R. Johnson and his wife Brenda Jean Johnson and their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot no. 89 on the plan of Sequoia Valley subdivision, section 2, as of record in book 3700, page 114, Register's office for Davidson County, Tennessee. Said lot no. 89 fronts 104.0 feet on the southeasterly side of Sioux Terrace and extends back 153.9 feet on the northeasterly line and 164.6 feet on the southwesterly line, to a line in the rear on which it measures 104.5 feet.

Subject to a loan payable to Fidelity Federal Savings in the original amount of $23,000.00 dated May 21, 1968 recorded in Deed of Trust Book 4238, page 310 which the grantees herein agree to assume and pay.

prepared by Valda Martz
1080 W Main St
Hendersonville, Tenn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,972.76

Subscribed and sworn to before me, this the 16th day of April 1974

William R. Johnson
Affiant

~~My commission expires:~~ (Affix Seal)

E. Williams
~~Notary Public~~

This is improved ( ) unimproved (X) property, known as 1317 Sioux Terrace (House Number) (Street) Nashville (P. O. Address:) Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Louis L. Zumstein and his wife June E. Zumstein (Grantors) and 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* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William R. Johnson and his wife Brenda Jean (Grantees) and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 28th day of January, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louis L. Zumstein

Louis L. Zumstein

June E. Zumstein

June E. Zumstein

Witness: Jean Lyon

Witness: Melba Jean Russell

BOOK 1806 PAGE 243

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Emma Jean Dyer, *a Notary Public in and for said County and State,* Louis L. Zumstein and his wife June E. Zumstein

the within named 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* 28th *day of* January, *19*74.

Emma Jean Dyer *Notary Public*

Commission expires Nov. 23, 1977

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 .....

APR 16 74 CONV 38,972.76
APR 16 74 S'TAX A* 101.40
APR 16 74 PR'FEE A* .50
APR 16 74 W'DEED A* 4.00 * 105.90

WARRANTY DEED

FROM

Louis L. Zumstein & June E.

TO

William R. Johnson & Brenda Jean

C 5 0 1 5 5

IDENTIF. REFERENCE

APR 16 11 25 AM '74

FELIX Z. MCLEOD REGISTER
DAVIDSON COUNTY, TENN.

RUS

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE