FORM NO. WD-1

BOOK 4812 PAGE 520

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$20,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 1974.

Notary Public Leon Sharber

MY COMMISSION EXPIRES: 2-13-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel D. Johnson (NAME)	Mortgage Associates, Inc. (NAME)	16DA - 00305
1830 Wildwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	117 - 4
Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	130

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, Phillip H. Sherrod et ux Kathryn B. Sherrod

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel D. Johnson et ux Margaret Jane Johnson

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:

BEING Lot No. 5 Belmont Terrace Annex, No. 3 as of record in Book 1130, Page 24, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Phillip H. Sherrod et ux Kathryn B. Sherrod by deed of record in Book 4552, Page 88, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 1196, Page 285, and any existing easements.

This is unimproved ( ) improved (X) property, known as 1830 Wildwood Avenue, Nashville, Tennessee 37212
(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 26th day of April, 1974

Phillip H. Sherrod: Phillip H. Sherrod

Kathryn B. Sherrod: Kathryn B. Sherrod

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Leon Sharber, a Notary Public in and for said County and State, the within named Phillip H. Sherrod et ux Kathryn B. Sherrod

the bargainor S, 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 April, 19 74

Commission expires 2-1-377

Leon Sharber 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

C 52965

WARRANTY DEED

FROM
PHILLIP H. SHERROD ET UX

TO
KATHRYN B. SHERROD

SAMUEL D. JOHNSON ET UX
MARGARET JANE JOHNSON

IDENTIF. REFERENCE

MAY 6 2 58 PM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-6	CONV	20,700.00			
MAY-6	S'TAX		A*	53.82	
MAY-6	PB'FEE		A*	.50	
MAY-6	W'DEED		A*	4.00	* 58.32

Leon Sharber
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217