THIS INSTRUMENT PREPARED BY:
DAVID R. DEMENT
ATTORNEY NASHVILLE, TENN.

BOOK 4836 PAGE 57

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL, NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
	Mr/Mrs Earl S. Johnson	Commerce Union Bank Parkway Towers Nashville, Tennessee
FIELD BOOK NUMBER(S) 9D-6680	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 7418 Bridle Drive	LOAN OR ACCOUNT NO. 2773 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated May 31, 1972, in the original principal sum of $26,900.00, payable to Commerce Union Bank, in monthly installments as set out in said note, with interest as set out therein, and being secured by a deed of trust executed by Lynn Dell Ward and wife, to William N. Dearborn, Trustee, as of record in Book 4607, page 202,

LYNN DELL WARD and wife, DELIA C. WARD

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EARL S. JOHNSON, JR., and wife, KATHY JOHNSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 192 on the Plan of Cross Timbers, Section 4, as of record in Book 4175, page 54.

Said Lot No. 192 fronts 90.00 feet on the northerly side of Bridle Drive and extends back 195.68 feet on the westerly line and 214.80 feet on the easterly line, to a broken line measuring 66.20 feet thereon.

Being part of the property conveyed toLynn Dell Ward and wife, Delia C. Ward, by deed from Robert Hendley and Robert N. Gambill d/b/a Hendley & Gambill, as of record in Book 4607, page 200.

This conveyance is made subject to restrictions in Book 4317, page 284.

JUL 19	CONV	38,277.80			
JUL 19	S'TAX		A*	99.58	
JUL 19	PR'FEE		A*	.50	
JUL 19	W'DEED		A*	4.00	* 104.08

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1974 taxes which have been prorated and assumed by Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the15th day of July, 1974.

Delia C. Ward

Lynn Dell Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Lynn Dell Ward the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 15th day of July, 1974.

My commission expires: 7/27/77

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary Ann Selley, a Notary Public in and for the State and County aforesaid, personally appeared the within named Delia C. Ward the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 16th day of July, 1974.

My commission expires: 7/23/74

Mary Ann Selley
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,277.80

Earl S. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 1974

MY COMMISSION EXPIRES: 7/23/74 (AFFIX SEAL)

Mary Ann Selley
Notary Public

C 6 3 7 2 3

WARRANTY DEED

FROM
LYNN DELL WARD AND WIFE

TO
EARL S. JOHNSON AND WIFE

IDENTIF. REFERENCE

JUL 19 3 41 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to: KELLEY, HERBERT & CRAWFORD
14th Flr 3rd Natl Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires: _____