ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Eddie Frank Johnson et ux (NAME)	John W. Murphree Company (NAME)	149-9 125
212 Manatee Court (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00
Ten and No/100 DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

Randall Phillips Builders, Inc.,

have bargained and sold, and by these presents do transfer and convey unto the said Eddie Frank Johnson & Wife, Eugenia Johnson

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 38 on the Plat of Barclay Square, Section I, of record in Plat Book 4460, page 141, Register's Office for said County, described as follows:

Said Lot 38 fronts 54.78 feet on the northeast margin of Manatee Court and extends back 150.13 feet on the West line, and 124.85 feet on the East line on the rear which is a broken line on which it measures 79.96 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from James I. Vance Berry, Trustee, of record in Book 4577, page 640, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as 212 Manatee Court (House Number) (Street)
Antioch, Tennessee 37013 (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 10th day of September, 19 74.

Randall Phillips Builders, Inc.

By: [signature]

STATE OF TENNESSEE
COUNTY OF _____

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Sandra L. Nolan, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins Jr. ~~xxxx~~ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice-Pres. ~~xxxxx~~ and _____ respectively of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice Pres. ~~xxxxxx~~, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Lunsford M. Hollins Jr. as such Vice President and attesting the same by the said ~~xxxxxxxxxxxxxxxxxxxxxxxx~~ as such ~~xxxxxxxxxx~~.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of September, 1974

Sandra L. Nolan Notary Public

Commission expires 7/27/77

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 25,250.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Eddie Frank Johnson

Sworn to and subscribed before me
this 10th day of September, 19 74.

My commission expires 7/27/77 Notary Public Sandra L. Nolan

This instrument was prepared by:

C. H. Briley Jr., Atty.	344 4th Ave. North	Nashville, Tennessee
Name		Address

SEP 13 ?? CONV 25,250.00
SEP 13 ?? S'TAX A* 65.52
SEP 13 ?? PR'FEE A* .50
SEP 13 ?? W'DEED A* 4.00 * 70.02

WARRANTY DEED

G-238095 SN

FROM

Randall Phillips Builders Inc.

TO

Eddie Frank Johnson et ux

C 7 0 9 2 3

IDENTIF. REFERENCE

SEP 13 8 42 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX