WARRANTY DEED

BOOK 4852 PAGE 467

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Edward A. Johnson (NAME)	National Mortgage Company (NAME)	MAP 133-7
172 Woodson Lane (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	PAR. 236
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Memphis, Tennessee 38118 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4487, page 778, Register's Office for Davidson County, Tennessee.

We, Charles F. Nickelson and wife, Margaret Nickelson,

have this day bargained and sold, and do hereby transfer and convey unto the said

Edward A. Johnson and wife, Bonita Johnson, their

certain real estate in Davidson County, Tennessee, as follows: ~~(successors)~~ XXXXXX heirs and assigns,

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Parma Heights, of record in Book 2133, page 23, Register's Office for said County.

Said Lot No. 42 fronts 70 feet on the northerly side of Woodson Lane and runs back 176.4 feet on the westerly line and 211.2 feet on the easterly line, which is a broken line, to a dead line in the rear, measuring 77 feet thereon.

Being the same property conveyed to Charles F. Nickelson and wife, Margaret Nickelson, by deed from W. M. Frost and wife, Mary N. Frost, of record in Book 4487, page 776, Register's Office for said County.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $15,916.00

Subscribed and sworn to before me, this the 13th day of Sept., 1974

Affiant

My commission expires: October 16, 1974 (Affix Seal)

Notary Public

JACKIE LANGE NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

unimproved ( )
This is improved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Edward A. Johnson and wife, Bonita Johnson, their XXXXXX (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, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Edward A. Johnson and wife, Bonita Johnson, their

~~successors~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 13th day of September, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Charles F. Nickelson

Margaret Nickelson

This Instrument Was Prepared By

Of The Law Firm Pedigo & Standon
Stahlman Building Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John W. Charlton, a Notary Public in and for said County and State, Charles F. Nickelson and wife, Margaret Nickelson,

the within named bargainors, 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 13th day of September, 1974.

Commission expires October 16, 1976

John W Charlton
Notary Public

JACKIE CHARLTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

SEP 16 74 CONV 15,946.04
SEP 16 74 S'TAX A* 41.34
SEP 16 74 PR'FEE A* .50
SEP 16 74 W'DEED A* 4.00 * 45.84

WARRANTY DEED

FROM

CHARLES F. NICKELSON, ET UX

TO

EDWARD A. JOHNSON, ET UX

C 7 1 3 2 1

IDENTIF. REFERENCE

SEP 15 3 48 PM '74

FELIX ... DAVIDSON ... TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-1631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAWDON