This Instrument Was Prepared By

BOOK 4862 PAGE 831

WARRANTY DEED

Denny W Peden (me)
Of The Law Firm of Leo & Saindon
Stahlman Building, Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aaron Ray Westbrook (NAME)	Fidelity Federal (NAME)	71-32726
105 Gilman Avenue (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	129-8-103
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by Aaron Ray Westbrook, unmarried, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged,

We, Stephen R. Johnson and wife, Phyllis Johnson

have this day bargained and sold, and do hereby transfer and convey unto the said Aaron Ray Westbrook, unmarried

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 30 of Block "G" on the second revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, pages 71 and 72, Register's Office for said County, described as follows:

Beginning on the southerly margin of Gilman Avenue at the corner of Lots Nos. 29 and 30; thence with the line between said two lots southwardly 199.87 feet to the northerly line of Lot No. 2; thence with the northerly line of Lots Nos. 2 and 1, westwardly 109.43 feet to a point 5.5 feet east of the corner of Lots 30 and 31; thence northwardly 197.8 feet to the southerly margin Gilman Avenue, at the corner of Lots Nos. 30 and 31; thence with said Avenue eastwardly 99.86 feet to the beginning.

Being the same property conveyed to Stephen R. Johnson and wife, Phyllis Johnson, by deed from Rufus Eugene Lepley and wife, Etta H. Lepley, of record in Book 4647, page 365, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,500.00

Subscribed and sworn to before me, this the 21 day of October 19 74

Affiant

My commission expires: My Commission Expires JAN. 24, 1976 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 105 Gilman Avenue (House Number) (Street) Nashville, Tennessee 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 Aaron Ray Westbrook, unmarried his *(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 for 1974 taxes which are prorated and assumed by the purchasers.

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Aaron Ray Westbrook, unmarried his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 17th *day of* October 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Stephen R. Johnson

Stephen R. Johnson

X Phyllis Johnson

Phyllis Johnson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Stephen R. Johnson a Notary Public in and for said County and State,

the within named bargainor, 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 21 day of Oct. 19 74

My Commission Expires JAN. 24, 1976

Notary Public

Commission expires

STATE OF MISSOURI
COUNTY OF Jackson

Personally appeared before me, a Notary Public in and for said County and State, Phyllis Johnson

the within named bargainor, 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 Kansas City, Missouri this 17th day of October, 19 74

Notary Public

Commission expires September 16, 1978

OCT22 CONV 36,500.00
OCT22 S'TAX A* 94.90
OCT22 PR'FEE A* .50
OCT22 W'DEED A* 4.00 * 99.40

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

C 75692

IDENTIF. REFERENCE

OCT 22 2 59 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Loan #061084-7

WARRANTY DEED

FROM Stephen R. Johnson

TO Ray Westbrook

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238