Prepared by: King & Ballow, p.c.
24th Floor
First American Center
Nashville, TN 37238

BOOK 4878 PAGE 474

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jack D. Johnson, et ux (NAME)	Investment Planning & Management Corp. (NAME)	
4291 Sweeden Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 70 (STREET ADDRESS)	4D-34807
Nashville, TN (CITY) (P. O. ZONE) (STATE)	Brentwood, TN 37027 (CITY) (ZONE) (STATE)	4D-34806

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100---------- ($10.00)---------- Dollars,

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balances owing on two (2) notes secured by Deeds of Trust of record in Book 4491, Page 477, and Book 4491, Page 481, Register's Office for Davidson County, Tennessee.

S & J Enterprises, Inc., has

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

Jack D. Johnson and wife, Edith H. Johnson, their

(successors), heirs and assigns,

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

Two tracts of land in Davidson County, Tennessee, described as follows:
TRACT NO. I: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hermitage Estates, Section 5, as of record in Book 4175, Page 67, of the Register's Office of Davidson County, Tennessee.
SAID Lot No. 2 fronts 62.76 feet on the Easterly side of Sweden Drive and runs back between lines, 156.53 feet on the Northerly side, which is a twice broken line, and 131.47 feet on the Southerly side to a line in the rear, measuring 80 feet thereon.
TRACT NO. II: Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hermitage Estates, Section 5, as of record in Book 4175, Page 67, of the Register's Office of Davidson County, Tennessee.
SAID Lot No. 3 fronts 68.67 feet on the Easterly side of Sweden Drive and runs back between lines 131.47 feet on the Northerly side and 125.06 feet on the Southerly side to a line in the rear measuring 87.28 feet thereon.
BEING part of the property conveyed to S & J Enterprises, by deed from Robert E. Earheart and wife, Evelyn Earheart, of record in Book 4680, Page 191, 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 $ 64000

Subscribed and sworn to before me, this the 31st day of December, 1974

Affiant

My commission expires 11-12-78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4291 Sweden Drive, Nashville, Tennessee (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

Jack D. Johnson and wife, Edith H. Johnson, their

(successors),

heirs and assigns forever. Grantor covenant that it is 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 herein mentioned.

Grantor further covenant and bind itself/its heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their

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

Witness its hand this 31st day of December, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

S & J Enterprises, Inc.

By:

President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

.....

.....

the within named 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.....Tennessee, this .....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Colleen C. Hoggle, a Notary Public of the State and County aforesaid, personally appeared Billy Burton Jones, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the S & J Enterprises, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President

Witness my hand and seal, at office in Brentwood, Tennessee, this 31st day of December, 19 74.

Colleen C. Hoggle Notary Public

Commission expires 11-12-78

DEC31 74	CONV	64,000.00			
DEC31 74	S'TAX		A*	166.40	
DEC31 74	PR'FEE		A*	.50	
DEC31 74	W'DEED		A*	4.00	* 170.90

WARRANTY DEED

FROM

S & J ENTERPRISES, INC.

TO

JACK D. JOHNSON, ET UX,

C 82999

IDENTIF. REFERENCE

DEC 31 1 51 PM '74

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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