This instrument prepared by: Andrew D. Tanner , Attorney
507 American Trust Building
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 4927 PAGE 589

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eugene Johnson, et ux	First & Mid-South Mortgage Company	
(NAME) 1713 Neal Terrace	(NAME) P. O. Box 2568	105-11-158
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37203	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and NO/100 - - - - - - - ($10.00) - *Dollars,*

paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $16,350.00 to First and Mid-South Mortgage Company, secured by a deed of trust to Franklin G. Clark, Trustee, and recorded in Book 4793, page 518, dated March 5, 1974, Register's Office for Davidson County, Tennessee, payable as specified therein.

I, JASPER L. RAY, UNMARRIED

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

EUGENE JOHNSON and WIFE, MARY ELIZABETH JOHNSON

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 13 of Block A on the Plan of Subdivision of part of the Sophia M. Neal Property, as of record in Book 1130, page 4, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the westerly side of Neal Terrace and runs back 150 feet between parallel lines.

Being the same property conveyed to Jasper L. Ray, unmsrried, by deed from Ellie J. Goodman, Sr., and wife, Mildred F. Goodman, as of record in Book 4793, page 516, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot minimum building setback line from Neal Terrace, and a 10-foot easement for public utility purposes along the rear line of said lot; easement for sewers to Metro Government of Nashville, a 20-foot and 10-foot construction easement; restrictions of record in Book 1066, page 459, Register's Office for Davidson County, Tennessee.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,500.00

Subscribed and sworn to before me, this the 26th day of June, 19 75

Affiant: Eugene Johnson

My commission expires: March 27 1977 (Affix Seal)

Notary Public: James L. Kent

This is unimproved ( ) improved (X) property, known as 1713 Neal Terrace, Nashville, Tennessee 37203
(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

Eugene Johnson and wife, Mary Elizabeth Johnson,

their *(successors),*

heirs and assigns forever. I *covenant that* I am *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 abovementioned deed of trust assumed by Grantees.

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Eugene Johnson and wife, Mary Elizabeth Johnson,

their

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

Witness my *hand this* twenty-sixth *day of* June, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jasper L. Ray

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASPER L. RAY, 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 26th day of June, 19 75.

Commission expires March 27, 1979 — James R. Kent — Notary Public

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 .....

WARRANTY DEED

FROM

JASPER L. RAY, UNMARRIED

TO

EUGENE JOHNSON, ET UX

JUN 30 75	CONV	19,500.00				
JUN 30 75	S'TAX		A*	50.70		
JUN 30 75	PR'FEE		A*	.50		
JUN 30 75	W'DEED		A*	4.00	*	55.20

D 0 4 7 9 9

IDENTIF. REFERENCE

JUN 30 9 38 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE