BOOK 4935 PAGE 318

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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Dannie S. Wilson (NAME)	Guaranty Mortgage Company (NAME)	6D-74034
718 Huntington Parkway (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	161-6-76
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37237 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

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

cash paid by Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by said Grantee of the unpaid principal balance of a note in the original amount of $24,500.00 to Guaranty Mortgage Company, secured by a deed of trust and recorded in Book 4436, page 460, Register's Office for Davidson County, Tennessee, payable as specified therein,

WE, WALTER T. JOHNSON and wife, PEGGY D. JOHNSON,

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

MRS. DANNIE S. WILSON, an unmarried person

his *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Huntington Park, Section One, as of record in Book 4175, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 75.0 feet on the northerly of northeasterly side of Huntington Parkway, and runs back between parallel lines 150.0 feet to a line in the rear on which it measures 75.0 feet.

Being the same property conveyed to Walter T. Johnson and wife, Peggy D. Johnson, by deed from Kenneth V. Childers and wife, Jo Ann M. Childers, of record in Book 4436, page 459, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,278.82

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 1975

Notary Public

My commission expires March 27, 1977 (Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 718 Huntington Parkway, Nashville, Tennessee 37211
(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

Mrs. Dannie S. Wilson, an unmarried person

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 abovementioned deed of trust assumed by Grantee.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mrs. Dannie S. Wilson, an unmarried person

His

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

Witness our *hand* s *this* twenty-second *day of* July, 1975., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Peggy D. Johnson

Walter T. Johnson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Walter T. Johnson and wife, Peggy D. Johnson *the within bargainors, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

JAMES ROBERT KENT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand and official seal at Nashville, *Tennessee, this* 24th *day of* July, *19*75.

Commission expires March 27, 1977 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 .....

JUL 24 75	CONV	30,278.82				
JUL 24 75	S'TAX		A*	78.78		
JUL 24 75	PR'FEE		A*	.50		
JUL 24 75	W'DEED		A*	4.00	*	83.28

WARRANTY DEED

FROM
WALTER T. JOHNSON, ETUX

TO
MRS. DANNIE S. WILSON,
an unmarried person

D 0 8 2 3 8

IDENTIF. REFERENCE

JUL 24 2 57 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

to: Nixon-Kent Realty Co., Inc., 2535 Franklin Rd., Nashville, Tennessee 37204