BOOK 4937 PAGE 797

WARRANTY DEED

Prepared by
Paul Sloan
Harwell, Parr, Martin & Sloan
Nashville

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arzo Johnson, Jr. and (NAME)	Arzo Johnson (NAME)	
Beverly Wilkerson (STREET ADDRESS OR ROUTE NUMBER)	1506 Compton Avenue (STREET ADDRESS)	104-16
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37212 (CITY) (ZONE) (STATE)	307

FOR AND IN CONSIDERATION of the sum of ..... Ten and No/100 ----------
---------- Dollars,

ARZO JOHNSON and wife, MILDRED JOHNSON ("Grantors")

have this day bargained and sold, and do hereby transfer and convey unto the said ...BEVERLY J. WILKERSON and ARZO JOHNSON, JR., ("Grantees") as tenants in common, all the remainder interest in

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

Being Lot No. 60 on the Map of Avalyn Place, as of record in Book 161, page 150, Register's Office for said County.

Said Lot No. 60 fronts 50 feet on the northerly side of Compton Avenue and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Brian K. Abston and wife, Jane R. Abston, by deed from Charles V. Land and wife, as of record in Book 2808, page 598, said Register's Office, and the same property conveyed to Arzo Johnson and wife, Mabel Johnson, now deceased, by deed from Brian K. Abston and wife, Jane R. Abston, as of record in Book 3570, Page 579.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000

Subscribed and sworn to before me, this the 22nd day of July, 19 75.

Affiant

My commission expires 5/15/79 (Affix Seal)

Notary Public

Title to improved (X) property, known as 1506 Compton Avenue (House Number) (Street) Nashville (P. O. Address) Tenn. (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantors, provided Grantors reserve a life estate to said real estate measured by both their lives.

~~XXXXXXXXXXXXXXXX~~ 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.

They further covenant and bind ourselves and our 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 our hand S this 22nd day of July, 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.

ARZO JOHNSON

MILDRED JOHNSON

BOOK 4937 PAGE 798

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Katherine Bradford, a Notary Public in and for said County and State, ARZO JOHNSON, JR. and MILDRED JOHNSON the within named bargainor S., 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 22nd day of July, 19 75.

Katherine Bradford Notary Public

Commission expires 12/13/78

KATHERINE BRADFORD NOTARY PUBLIC DAVIDSON COUNTY, TN

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 _____

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IDENTIF. REFERENCE

AUG 1 1 16 PM '75

FELIX A. WILKINSON, REGISTER
DAVIDSON COUNTY, TENN.

AUG-1 75 CONV 10,000.00
AUG-1 75 S TAX A* 26.00
AUG-1 75 PR FEE A* .50
AUG-1 75 W DEED A* 4.00 * 30.50

WARRANTY DEED

FROM

ARZO JOHNSTON, et ux

TO

ARZO JOHNSON, JR.
and
BEVERLY J. WILKERSON

Mail to:
Arzo Johnson
1402 Heiman St
37208

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238