THIS INSTRUMENT PREPARED BY Kelly and Jones Attorneys at Law

BOOK 4977 PAGE 476

WARRANTY DEED **FORM 20 (REV. 4-69)** Acme Markets

For and in Consideration of the sum of $10.00

TEN and 00/100---------- **Dollars,**

7
59
PW

cash in hand paid

JOHN JOSEPH DEVINE AND WIFE, KATHLEEN, grantors

have bargained and sold, and by these presents do transfer and convey unto the said

DANNY RAY JOHNSON AND WIFE, ROSWITHA RENATE JOHNSON, grantee, their **heirs and assigns. a certain tract**

or parcel of land in DAVIDSON **County, State of Tennessee, as follows:**

Tract I: A tract ofland in the 10th Civil District of Davidson County, Tennessee, as shown on Map 7, parcel 59, more particularly described as follows:

Bounded on the west by Country Road upon which said Map and Parcel Numbers shows a frontage of 110.5 feet thereon; on the south by Mrs. Nunley; on the north by School lot and on the east by Church lot, containing one (1) acre, more or less.

BEING the same property conveyed to JOHN JOSEPH DEVINE by deed from Oda H. Jones, as of record in Book 4865, Page 293, Register's office for Davidson County, Tennessee.

Home of Danny Ray Johnson as follows: Route 3 Box 100 Baker Station Road, Goodlettsville, Tennessee 37072. Send tax bills to same address.

AND, I, KATHLEEN DEVINE, wife of said JOHN JOSEPH DEVINE, for the above consideration, do hereby join in this conveyance and by these presents do hereby transfer and convey unto the said DANNY RAY JOHNSON AND WIFE, ROSWITHA RENATE JOHNSON, all estate, right, title and interest and claim that I may have in and to the above described lot or parcel of land by virtue of the marital laws of the state of Tennessee

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DANNY RAY JOHNSON AND WIFE, ROSWITHA RENATE JOHNSON, their heirs and assigns, forever. **And** Grantors **do covenant with the said** Grantees **that** they are **lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.**

And Grantors **do further covenant and bind** themselves and their **heirs and representatives, to warrant and forever defend the title to said land to the said** Grantees and their **heirs and assigns, against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.**

Witness their **hand** s **, this** 29th **day of** November **, 19** 75

JOHN JOSEPH DEVINE

KATHLEEN DEVINE

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC. BOOK 4977 PAGE 478

STATE OF TENNESSEE COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 35000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Danny R. Johnson
Roxetha R. Johnson
Affiant

Subscribed and sworn to before me, this the DEC 8 1975 day of ....., 19.....

Harold D. Quail
Notary Public

My commission expires DEC. 13, 1976

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE COUNTY

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named JOHN JOSEPH DEVINE AND WIFE KATHLEEN DEVINE

the 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 Goodlettsville Tennessee, this 5 day of Dec., 19 75

Harold D. Quail
Notary Public

My Commission Expires DEC. 13, 1976, 19....

STATE OF TENNESSEE, ... COUNTY.

Register's Office, ..., 19....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No....., page.....; that they were received....., 19...., at.....o'clock....M., and entered in Note Book ....., Page.....

.....

BOOK 4977 PAGE 479

DEC-8 75	CONV	*3,500.00				
DEC-8 75	S'TAX		B*	9.10		
DEC-8 75	PR'FEE		B*	.50		
DEC-8 75	W'DEED		B*	8.00	*	17.60

Warranty Deed

FROM

John Joseph Devine and wife Kathleen

TO

Danny Ray Johnson and wife Roswitha Renate

STATE OF TENNESSE

.....COUNTY

Register's Office

Received for record the.....day of

....., A.D. 19.....,

at.....o'clock.....M. Noted in Note

Book....., page....., and recorded in

Warranty Deed Book No....., Page.....

State Tax .....$.....

Register's Fee .....$.....

Total .....$.....

Paid this.....day of.....,19....

.....Register

Form 20 Nelson-Hall-Mc
(REV. 4-69)

D 27323.

IDENTIF. REFERENCE

DEC 8 3 16 PM '75

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.