ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Edward H. Johnson (NAME)	Same as new owner (NAME)	145-4-14
1032 Tyne Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
TEN AND NO/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged, we;

Harry M. Denson and wife, Ann S. Denson

have bargained and sold, and by these presents do transfer and convey unto the said Edward H. Johnson and wife, Bernice M. Johnson

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 9 on the Map of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record, and described according to a survey made by William A. Pitts, February 1, 1947, as follows:

BEGINNING on the northerly margin of Tyne Boulevard, at the corner of Lots Nos. 8 and 9, said beginning point being the southwest corner of Lot No. 8 conveyed to Pat Kimbrough and wife, by deed from Paul Simpson and wife, of record in Book 1763, page 202, Register's Office; thence with Kimbrough's west line and with the line between Lots Nos. 8 and 9, North 2 degrees 43' East 486.5 feet to the corner of Lots Nos. 8 and 9; thence with the north line of Lot No. 9, westwardly 300 feet to the east line of Lealand Manor Fourth Addition; thence with the east line of the same, and with the west line of Lot No. 9, southwardly 500 feet to the northerly margin of Tyne Boulevard; thence with the margin of the same, eastwardly 301 feet to the point of beginning, and containing 3.41 acres, more or less.

Being the same property conveyed to HARRY M. DENSON and wife, ANN S. DENSON by deed from Ethetta Russell Demonbreum of record in Book 4372, page 423, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1032 Tyne Boulevard (House Number) (Street)
Nashville, Tennessee 37220 (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of January, 19 76.

Harry M. Denson

Ann S. Denson

STATE OF ~~TENNESSEE~~ TEXAS

COUNTY OF DALLAS

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Harry M. Denson and Ann S. Denson

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 Dallas, Texas, this 23rd day of January, 19 76.

My commission expires June 1, 1977 Notary Public Joyce Traylor

JOYCE TRAYLOR Notary Public in and for Dallas County, Texas My Commission Expires June 1, 1977

STATE OF TENNESSEE

COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 79,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Bernice M. Johnson

Sworn to and subscribed before me this 30th day of January, 19 76.

My commission expires April 26, 1978 Notary Public L. D. Pickett

This instrument was prepared by:

C. H. Briley, Jr., Attorney 344 4th Avenue North Nashville, Tennessee 37219

Name Address

FEB-2?? CONV 79,000.00

FEB-2?? S'TAX B* 205.40

FEB-2?? PR'FEE B* .50

FEB-2?? W'DEED B* 4.00 * 209.90

WARRANTY DEED

FROM Harry M. Denson and wife,

TO Ann S. Denson

Edward H. Johnson and wife, Bernice M. Johnson

D34404

IDENTIFICATION REFERENCE

FEB 2 9 54 AM '76

REGISTER'S DAY BOOK DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

G-242864 bhc