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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,500.00

Phillip W. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 1976.

Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS, 401 Union Street, Nashville, Tennessee, 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip W. Johnson (NAME)	First American National Bank	8DA-33259
636 River Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	c/o Guaranty Mortgage Company P.O. Box 2708 (STREET ADDRESS)	Map. 90-11
Nashville, Tennessee, 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee, 37219 (CITY) (STATE) (ZIP)	Par. 23

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, EDWARD W. BURNETTE, SR., a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP W. JOHNSON and wife, JACQUELINE F. JOHNSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 613 on the plan of Charlotte Park, Section Nine, of record in Plan Book 2900, page 77, Register's Office for said County.

SAID Lot No. 613 fronts 72.0 feet on the easterly margin of River Rouge Drive and extends back between parallel lines 130.0 feet to a dead line on the rear.

BEING the same property conveyed to Edward W. Burnette, Sr., and wife, Mary P. Burnette by deed from James A. Pomeroy and wife, Emily Ann Pomeroy of record in Book 4170, page 513, Register's Office for Davidson County, Tennessee, the said Mary P. Burnette having since died.

3-1-76 C.O. 34,500.00
ST. 89.70
P.F. .50
W.D. 4.00
94.20

This is unimproved ( ) improved (X) property, known as 636 River Rouge Drive, Nashville, Tennessee, 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 27th day of February, 19 76

Edward W. Burnette Sr.
Edward W. Burnette, Sr.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward W. Burnette, Sr., a widower

the 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 27th day of February 19 76

Commission expires 5-1-76

John V. Adams
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

JOHN V. ADAMS NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM
EDWARD W. BURNETTE, SR.,

TO
PHILLIP W. JOHNSON, et ux

D 38141

REFERENCE

MAR 1 2 34 PM '76

REGISTER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219