ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Eric D. Johnston Et ux (NAME)	John W. Murphree Co. (NAME)	2D 67002
2908 Moss Spring Drive (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	150-1
Nashville, Tenn. 37217 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	Par 335

WARRANTY DEED

For and in consideration of the sum of TEN and no/100---------- ----------($10.00)---------- DOLLARS

cash and other good and valuable consideration, the receipt of which is hereby acknowledged, Melvin Jones and Larry Jones, a partnership d/b/a Republic Builders,

have bargained and sold, and by these presents do transfer and convey unto the said Eric D. Johnston Et ux Glenda W. Johnston,

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

Land in Davidson County, Tennessee, being Lot No. 70, on the Plan of Edge-O-Lake Estates, Section 18, as of record in Book 4675, Page 84, Register's Office for said County.

Said Lot No. 70 fronts 80 feet along the northerly margin of Moss Spring Drive and runs back 148.68 feet on the westerly line and 115.20 feet on the easterly line to a broken line in the rear, measuring 97.69 feet thereon.

Being part of the same property conveyed to Melvin Jones and Larry Jones, a partnership d/b/a Republic Builders, by deed from Ralph Stevens and Melvin Jones, a partnership d/b/a Republic Builders, of record in Book 4905, Page 171, Register's Office for Davidson County, Tennessee.

This conveyance subject to restrictions of record in Book 4797, Page 410, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2908 Moss Spring Drive (House Number) (Street)
Nashville, Tennessee 37217
(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 11th day of March, 1976.

Republic Builders, a Partnership

By: Melvin Jones

By: Larry Jones

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, Betty N. Todd, a Notary Public in and for said County and State, the within named Melvin Jones and Larry Jones, d/b/a Republic Builders, a Partnership

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 Nashville, Tennessee, this 11th day of March, 19 76.

My commission expires Nov. 10, 1979 Notary Public Betty N. Todd

Betty N. Todd

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 $ 45,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Eric D. Johnston

Sworn to and subscribed before me
this 11th day of March, 1976.

My commission expires Nov. 10, 1979 Notary Public Betty N. Todd

Betty N. Todd

This instrument was prepared by:
James I. Vance Berry, Atty., First American Center, Nashville, Tenn. 37323

Name			Address
~~MAR 17 76~~	~~CONV~~	~~45,900.00~~	
MAR 17 76	S'TAX	B* 119.34	
MAR 17 76	PR'FEE	B* .50	
MAR 17 76	W'DEED	B* 4.00 *	123.84

WARRANTY DEED

FROM MELVIN JONES AND LARRY JONES, d/b/a Republic Builders

TO Eric D. Johnston Et ux

Glenda W. Johnston

Please return to:
John W. Murphree Company
1283 Murfreesboro Road
Nashville, Tennessee 37217

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

D 40525

IDENTIFICATION REFERENCE

MAR 17 1 30 PM '76

REGISTER
DAVIDSON CO., TENN.