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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 $

$29,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 19 76

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE

NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John K. Johnson (NAME)	Mortgage Associates, Inc. (NAME)	3D 62870
607 Waxhaw Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, NE, #300 (STREET ADDRESS)	Map 96-11
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	Parcel 177

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, John J. Lyness et ux Dorothy P. Lyness

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John K. Johnson et ux Mary 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:

BEING Lot No. 112 on the Plan of Hickory Bend, Section 1, as of record in Book 3300, Page 38, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to John J. Lyness et ux Dorothy P. Lyness by deed of record in Book 4282, Page 536, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to restrictions of record in Book 3341, Page 265, Said Register's Office, and any existing easements.

This is (unimproved ( ) improved (XX)) property, known as 607 Waxhaw Drive, Nashville, Tennessee 37214 (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 our hand s this 19th day of April, 19 76

John J. Lyness:

Dorothy P. Lyness:

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 John J. Lyness et ux Dorothy P. Lyness

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 19th day of April 19 76

Commission expires 2-23-80

Deborah W Parker
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 _____

(his oath) (himself) (their several oaths) (themselves) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
John J. Lyness

TO
John K. Johnson

D 48252

IDENTIF. REFERENCE

MAY 10 10 16 AM '76

FEE
REGISTER
DAVIDSON COUNTY, TENN.

Edward Sedam
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

FILE BOX 3

MAY 10% CONV 29,900.00
MAY 10% S'TAX B* 77.74
MAY 10% PR'TEE B* .50
MAY 10% M'DEED B* 4.00 * 82.24