WARRANTY DEED

BOOK 5030 PAGE 436

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
AUDREY J. JOHNSON (NAME)	KIMBROUGH-KAVANAUGH (NAME)	96-14
2903 TWIN LAWN DRIVE (STREET ADDRESS OR ROUTE NUMBER)	[illegible] (STREET ADDRESS)	96
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	[illegible] (CITY) (ZONE) (STATE)	3D 60100

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

----------*Dollars,*

and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Raymond L. France, a widower, and Oleta A. France

have this day bargained and sold, and do hereby transfer and convey unto the said Audrey J. Johnson, a single person, her

certain real estate in Davidson *County, Tennessee, as follows:* *(successors), heirs and assigns,*

Being Lot No. 134 on the Plan of Twin Lawn Subdivision, of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 134 fronts 72.0 feet on the southerly side of Twin Lawn Drive and extends back 179.8 feet on the easterly side and 174.3 feet on the westerly side to a dead line in the rear on which it measures 71.8 feet.

Being the same property conveyed to Raymond L. France, a widower, and Oleta A. France by deed from A. H. Johnson and wife Malvin Johnson, of record in Book 2958, page 371, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF Davidson) The actual consideration or value whichever is greater, for this transfer is $ 22,300.00

Subscribed and sworn to before me, this the 28th day of May 19 76

Affiant

My commission expires: 7/21/78 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 2903 Twin Lawn Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantee, her

(successors), heirs and assigns forever. We *covenant that* We are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* May, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Raymond L. France
RAYMOND L. FRANCE

Oleta A. France
OLETA A. FRANCE

BOOK 5030 PAGE 437

STATE OF TENNESSEE }
COUNTY OF Rutherford }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raymond L. France and Oleta A. France,

the within named 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~~, Smyrna, Tennessee, this 28th day of May, 19 76.

Maxine Maddux Notary Public

Commission expires Oct 10, 1976.

STATE OF TENNESSEE }
COUNTY OF }

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

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

.....Notary Public

Commission expires.....

JUN-1 76 CONV 22,300.00
JUN-1 76 S TAX B* 57.98
JUN-1 76 PRFEE B* .50
JUN-1 76 WDEED B* 4.00 * 62.48

THIS INSTRUMENT WAS PREPARED BY:

D 5 1 5 0 7

IDENTIF. REFERENCE

JUN 1 10 39 AM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
DOUGLAS R. BERRY
ATTORNEY AT LAW
907 TWO MILE PARKWAY
GOODLETTSVILLE, TENN. 37072

RETURN TO:
DICK WINECOFF & ASSOCIATES
2831 LEBANON ROAD
DONELSON, TENN. 37214

WARRANTY DEED

FROM

RAYMOND L. FRANCE and

OLETA A. FRANCE

TO

AUDREY J. JOHNSON

TITLE INSURED BY POLICY NUMBER:

43-367 F

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE
Company of New York