BK5048 PGE 988

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,285.00

Jimmy A. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July, 1976.

Notary Public

MY COMMISSION EXPIRES: 6/7/80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY AND WEISS, ATTORNEYS (NAME) 507 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy A. Johnson & Francine (NAME)	First Federal Savings & Loan (NAME)	70-5-46
3222 Alpine Avenue (STREET ADDRESS OR ROUTE NUMBER)	Fourth And Union (STREET ADDRESS)	13DA - 46675
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, James B. McCullough and wife, Martyna McCullough

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy A. Johnson, and wife, Francine D. 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:

Two tracts of land in Davidson County, Tennessee, described as follows:
TRACT NO. 1: Being the westerly part of Lot No. 16 on the Map of Alpine Terrace, as of record in Book 421, Page 131, Register's Office for Said County, described according to a survey by Hal R. Swann, Surveyor, dated January 18, 1972, as follows:
BEGINNING at the northeast intersection of Alpine Park Avenue and Alpine Avenue; thence with the margin of Alpine Park Avenue, north 59 deg. east 120.25 feet to a point in the southerly margin of Goodrich Street (not open); thence with the southerly margin of said street, south 54 deg. west 115 feet to a point in the northerly margin of Alpine Avenue; thence with the margin of the same, north 55 deg. west 235 feet to the point of beginning.
BEING the same property conveyed to James B. McCullough, and wife, Martyna McCullough, by deed from J. D. Phelps, Jr., and wife, Maria Phelps, of record in Book 4590, Page 125, Register's Office, Davidson County, Tennessee.
TRACT No. 2: A tract or parcel of land in Davidson County, Tennessee, known as Goodrich Street, closed, lying between Lot No. 5 and the westerly part of Lot No. 16 on the Map of Alpine Terrace as of record in Book 421, Page 131, Register's Office for Said County, described as follows:
Fronting 26.07 feet on Alpine Park Avenue and running back between parallel lines 160 feet on the northerly line and 178.6 feet on the southerly line to a dead line measuring 32 feet, more or less.
BEING the same property conveyed to James B. McCullough and wife, Martyna McCullough by deed from J. D. Phelps, Jr. and wife, Maria Phelps, of record in Book 4833, Page 707, Register's Office, Davidson County, Tennessee.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note, executed by the Grantors herein to First Federal Savings and Loan Association in the original amount of $27,500.00 of record in Book 4590, Page 127, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3222 Alpine Avenue (House Number) (Street) Nashville, Tennessee 37218 (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 July, 1976.

James B. McCullough

Martyna McCullough

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James B. McCullough and wife, Martyna McCullough

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 July, 1976

Commission expires Aug 20, 1978 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

WARRANTY DEED

FROM
JAMES B. McCULLOUGH, and wife,

TO
MARTYNA McCULLOUGH

JIMMY A. JOHNSON, and wife,

FRANCINE D. JOHNSON

D 59861

IDENTIF. REFERENCE

JUL 23 1 46 PM '76

FEE ... DAVIDSON COUNTY, TENN. REGISTER

(Please file in Box 4.)

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 23 76	CONV	35,285.00			
JUL 23 76	S'TAX		B*	91.78	
JUL 23 76	PR'FEE		B*	.50	
JUL 23 76	W'DEED		B*	4.00	* 96.28