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BOOK 5049 PAGE 21 151-B

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,871.72

x James H. Gohn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS, THE 23rd. DAY OF July 19 76

Notary Public

MY COMMISSION EXPIRES: 11/13/77

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & SCHMITZ, ATTORNEYS, 807 American Trust Bldg., Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES GOHN, et ux (NAME)	SAME (NAME)	LW-1500
206 22nd Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map: 53-2
Old Hickory, Tenn. 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par: 22

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, CLARENCE E. PEFFER and wife, WILLA M. PEFFER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES GOHN and wife, ALICE GOHN

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. 4 on the Plan of Dabbs and Elliott Subdivision, Block 11, as of record in Book 547, Page 97, Register's Office for Davison County, Tennessee.

SAID Lot No. 4 fronts 50 feet on the southerly side of 22nd Street and runs back between parallel lines 144 feet to an alley.

BEING the same property conveyed to Clarence E. Peffer and wife, Willa M. Peffer by deed from Walter E. Finn and wife, Opal Finn, of record in Book 4858, Page 803, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 206 22nd Street (House Number) (Street) Old Hickory, Tennessee (P. O. Address) (City or Town) 37138 (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 23rd. day of July, 19 76

x Clarence E. Peffer
Clarence E. Peffer

x Willa M. Peffer
Willa M. Peffer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLARENCE E. PEFFER and wife, WILLA M. PEFFER

the bargainors, 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 23rd. day of July, 1976

Commission expires 11/13/77

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

CLARENCE E. PEFFER, et ux

WILLA M. PEFFER

TO

JAMES GOHN, et ux

ALICE GOHN

D 59877

IDENTIF. REFERENCE

JUL 23 2 05 PM '76

FELIX L. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

This Instrument Prepared By:
WILLIAM D. CASTLEMAN, ATTY.
807 American Trust Bldg.
Nashville, Tennessee 37201

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 23 76	CONV	17,871.72			
JUL 23 76	S'TAX		B*	46.54	
JUL 23 76	PR'FEE		B*	.50	
JUL 23 76	W'DEED		B*	4.00	* 51.04