5555051 PAGE 480

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
250 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Julian W. Johnson and wife, Mary Jo Johnson	First Federal Savings and Loan Association	117-2
3026 23rd Avenue, South	236 Fourth Avenue, North	#64
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN	Nashville, TN	7D,A-22245
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

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

and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned

MARY C. BRADY (UNMARRIED)

have this day bargained and sold, and do hereby transfer and convey unto the said

JULIAN W. JOHNSON and wife, MARY JO JOHNSON their

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

Land in the 7th Civil District (25th Councilmanic District) of Davidson County, Tennessee, being Lot No. 7 of Section 3 on the Plan of W. V. Davidson's Hillsboro Highlands Plan, as of record in Book 843, page 23, Register's Office for said County.

Said Lot No. 7 fronts 100 feet on the easterly side of 23rd Avenue, South and runs back between parallel lines 165 feet to the westerly line of Lot No. 38 in said subdivision.

Being the same property conveyed to Mary C. Brady by deed from Milton P.Rice and wife, Rebecca McDaniel Rice of record in Book 4325, page 432, 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 $ 36,500.00

Subscribed and sworn to before me, this the 28th day of July, 1976

Affiant: Julian W. Johnson

My commission expires: 4/27/77 (Affix Seal)

Notary Public: Gail P. Pigg

This is improved (X) unimproved property, known as 3026 23rd Avenue, South (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

JULIAN W. JOHNSON and wife, MARY JO JOHNSON their

(successors), heirs and assigns forever. I covenant that I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for 1976 taxes, plan of record in BK.843,p.23;easement in BK.724,p.514.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* JULIAN W. JOHNSON and wife, MARY JO JOHNSON their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this 28th *day of* July, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary C. Brady
Mary C. Brady

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* Mary C. Brady

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 28th *day of* July, *19*76

Gail Pigg
Notary Public

Commission expires 4/27/77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____

_____
Notary Public

Commission expires _____.

JUL 28 76	CONV	36,500.00			
JUL 28 76	S'TAX		B*	94.90	
JUL 28 76	PR'FEE		B*	.50	
JUL 28 76	W'DEED		B*	4.00	* 99.40

WARRANTY DEED

FROM Mary C. Brady

TO Julian W. Johnson et ux

D 60580

IDENTIF. REFERENCE

JUL 28 1 55 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

File ret'd

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238