This instrument prepared by
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5052 PAGE 694

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James V. Kennedy, et ux	Security Federal Savings & Loan Assn.	Map 52-8
(NAME) 1213 Shawnee Road	(NAME) 2700 Franklin Road	Par. 30
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Nashville, Tennessee 37204	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by James V. Kennedy and wife, Carol L. Kennedy, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James R. Johnson and wife, Evelyn S. Johnson

have this day bargained and sold, and do hereby transfer and convey unto the said James V. Kennedy and wife, Carol L. Kennedy, their

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

Being Lot No. 44 on the Plan of Sequoia Valley, Section I, as of record in Book 3700, page 81, Register's Office for said County.
Said Lot No. 44 fronts 97.1 feet on the northerly side of Shawnee Road, and extends back 138.7 feet on the easterly line and 141.1 feet on the westerly line to a dead line in the rear, measuring 93.1 feet thereon.
Being the same property conveyed to James R. Johnson and wife, Evelyn S. Johnson, by deed from Ray D. Osborne and wife, Georgia O. Osborne, of record in Book 4526, page 985, Register's Office for said County.

This conveyance is made subject to 10-foot easement for public utilities along the rear line of premises and drainage and anchor easement located on premises, a 30-foot building setback line from Shawnee Road, and conditions of owners certificate, as shown on plan of record in Book 3700, page 81, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in Book 4047, page 877, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,000.00

Subscribed and sworn to before me, this the 29th day of July 1976

X _____ Affiant

My commission expires: 29 APR 79 (Affix Seal)

_____ Notary Public

This is unimproved ( ) improved (X) property, known as 1213 Shawnee Road (House Number) Madison, Tennessee (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 James V. Kennedy and wife, Carol L. Kennedy, their

(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,* except for taxes for 1976 which are prorated and assumed by grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James V. Kennedy and wife, Carol L. Kennedy, their

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

Witness our *hand* S *this* 29th *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.*

X James R. Johnson

X Evelyn S. Johnson

STATE OF TENNESSEE PUBLIC NOTARY DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Johnson and wife, Evelyn S. Johnson,

the within named bargainor S, 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 29th day of July, 1976.

Notary Public

Commission expires 29 APR 79

STAMP: NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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.....

AUG-2 76	CONV	42,000.00			
AUG-2 76	S'TAX		B*	109.20	
AUG-2 76	PB'FEE		B*	.50	
AUG-2 76	W'DEED		B*	4.00	* 113.70

WARRANTY DEED

FROM James R. Johnson, et ux

TO James V. Kennedy, et ux

D 6 1 1 3 3

IDENTIF. REFERENCE

AUG 2 10 33 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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