FORM NO. WD-1

BOOK 5052 PAGE 987

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 1976.

Notary Public

MY COMMISSION EXPIRES: 7-22-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Paul Leeper, 4021 Aberdene Road, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Johnson, etux (NAME)	new owners (NAME)	Map 117-8
1523 Ferguson Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 146
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	24W-14250

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, Paul Leeper and wife, Ann Leeper

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

Being Lot No. 169 on the map of Victoria Place as of record in Book 332, Page 10, Register's Office for said County.

Said Lot No. 169 fronts 60 feet on the southerly side of Ferguson Avenue and runs back between parallel lines 140 feet to an alley

Being the same property conveyed to Paul Leeper and wife, Ann Leeper by deed from John C. Hailey and wife, Peggy T. Hailey and Gary K. Finney as of record in Book 4874, Page 18, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1523 Ferguson Avenue Nashville, Tenn.
(House Number) (Street) (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 hands this 2nd day of August, 19 76

Paul Leeper Anne Leeper

Paul Leeper Ann Leeper

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Leeper and wife, Ann Leeper

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 2nd day of August 19 76

Commission expires 7-22-77

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

Paul Leeper and wife,

Ann Leeper

TO

John D. Johnson and wife,

Margaret A. Johnson

Mail to: John D. Johnson
1522 Ferguson Ave
Nashville, TN.

D 61264

IDENTIF. REFERENCE

AUG 2 3 06 PM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-2[illegible]	CONV	15,000.00			
AUG-2[illegible]	S'TAX		B*	39.00	
AUG-2[illegible]	PR'FEE		B*	.50	
AUG-2[illegible]	W'DEED		B*	4.00	* 43.50