BOOK 5058 PAGE 858

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Sam Overton | Sam Overton | 117 7 86 |
| (NAME) 2331 Whites Creek Pike | (NAME) 2331 Whites Creek Pike | 92-13 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville TN 37207 | (STREET ADDRESS) Nashville, TN 37203 | 348 |
| (CITY) (STATE) (P. O. ZIP) | (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~~ I, Ola Marie Johnson, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sam E. Overton and wife, Nellie Overton

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. 175 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for said County.

Said Lot No. 175 fronts 50 feet on the easterly side of 37th Avenue North and extends back between parallel lines, with the southerly margin of Elkins Avenue, 140 feet to an alley.

Being the same property conveyed to Walter Johnson and wife, Ola Maria Johnson, by deed from Zelma Brinkley, Theda Luther Howell and Eusa Luther Cantrell of record in Book 3278, page 495, Register's Office for said County, and vested in Ola Myrea Johnson by will of James Walter Johnson, of record in Will Book 101, page 256, Probate Clerk's Office for Davidson County, Tennessee.

Ola Marie Johnson, Ola Maria Johnson and Ola Myrea Johnson are one and the same person.

Walter Johnson and James Walter Johnson are one and the same person.

unimproved ( )
This is improved ( ) property, known as 310 37th Ave. N. 37209
(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 successors, assigns 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 my hand this 4 day of August, 1976

Ola Marie Johnson

Ola Marie Johnson

BOOK 5058 PAGE 859

**STATE OF** TENNESSEE )

**COUNTY OF** DAVIDSON )

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Ola Marie Johnson, the 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 2 day of August, 1976

Commission Expires: Dec. 15, 1979

Notary Public

**STATE OF** )

**COUNTY OF** )

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 purpose 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 day of , 19 .

My Commission Expires:

Notary Public

**WARRANTY DEED**

FROM

OLA MARIE JOHNSON, a widow

TO

SAM E. OVERTON and wife, NELLIE OVERTON

D 6 3 8 8 3

IDENTIFICATION REFERENCE

AUG 19 10 02 AM '76

REGISTER DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing ATTORNEYS NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| AUG 19 76 | CONV | *3,000.00 | | | |
| AUG 19 76 | S'TAX | | B* | 7.80 | |
| AUG 19 76 | PR'FEE | | B* | .50 | |
| AUG 19 76 | W'DEED | | B* | 4.00 | * 12.30 |

**STATE OF** TENNESSEE )

**COUNTY OF** DAVIDSON )

The actual consideration or value, whichever is greater, for this conveyance is $ 3,000.00

W. H. Stanger III A.V.P. Commerce Union Bank

Affiant

Subscribed and sworn to before me this 19th day of August 76

~~My Commission Expires:~~

~~Notary Public~~