STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 2,832.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 30th DAY OF August 19 76

Deputy Register

BOOK 5063 PAGE 557

WARRANTY DEED

ADDRESS OF NEW OWNERS:	SENT TAX BILLS TO:	MAP AND PARCEL:
Carl E. Johnson Jr. and Debra Cohea 139 Elmhurst Avenue Nashville, Tennessee	Same	12 DA 19835 Map 71-10 Par. 171

For and in consideration of the assumption of a promissory note dated January 4, 1974, in the original principal amount of Five Thousand Eight Hundred Fifty and no/100 ($5,850.00) payable in monthly installments as follows:

> On the 4th day of February, 1974, the sum of Fifty and 74/100 ($50.74) Dollars and thereafter a like amount on the 4th day of each succeeding month with the remaining balance of said principal sum due, unless sooner paid, on the 4th day of January, 1990. The said payments are to be applied first to the payment of interest at the rate of seven percent (7%) per annum on the principal sum or so much as shall from time to time remain unpaid and the balance to be applied to the payment of the principal amount until the entire amount, both principal and interest has been paid in full. The original promissory note was signed by Mathias Johnson and wife, Laura Elizabeth Johnson and was payable to Jack J. Cohen and wife, Bessie D. Cohen, and Homer McEwen and wife, Lorene F. McEwen, to secure the payment of attorney fees and to secure the payment of the above mentioned note, principal, interest and attorney fees,

I, Laura Elizabeth Johnson, the widow of Mathias Johnson, have bargained and sold and by these presents do transfer and convey unto the said Carl E. Johnson, Jr., and Debra Cohea, as joint tenants with a right of survivorship between them, their heirs, and assigns, a remainder interest in a certain tract or parcel of land in Davidson County, Tennessee. This remainder interest shall vest in the said Carl E. Johnson, Jr., and Debra Cohea upon the death of Laura Elizabeth Johnson who is retaining a life interest in the subject real property located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 8 on Block "D" of East View Subdivision of the Shwab Property as of record in Book 547, Page 64, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the west side of Elmhurst Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Mathias Johnson and wife, Laura Elizabeth Johnson, by deed from Jack J. Cohen and wife, Bessie D. Cohen, a one-half undivided interest and Homer McEwen and wife, Lorene F. McEwen, a one-half undivided interest, as tenants in common, of record in Book 4786, Page 573, Register's Office for Davidson County, Tennessee. Mathias Johnson having since died on June 18, 1976.

This is improved property known as 139 Elmhurst Avenue, Nashville, Tennessee.

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, whomever.

Whenever 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 12th day of August, 1976.

X
(Mark of Laura Elizabeth Johnson)

Elizabeth Cohen

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Angus Gillis III, a Notary Public in and for said County and State, the within named Laura Elizabeth Johnson, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument by making her mark for the purposes therein contained. It appeared at the time that the said Laura Elizabeth Johnson was of sound mind and under no duress of any type.

In addition, the said Debra Cohea and Carl E. Johnson, Jr., appeared before me, Angus Gillis III, a Notary Public in and for said County and State and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of August, 1976.

Angus Gillis
Notary Public

ANGUS GILLIS, III NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

5-1-80

Mail
PREPARED BY:

Angus Gillis, III
HAYNES AND SMITH
1601 1/2 Buchanan Street
Nashville, Tennessee 37208

D 6 5 5 9 5

IDENTIF. REFERENCE

AUG 30 2 54 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG 30 76 CONV *5,850.00
AUG 30 76 S'TAX B* 15.00
AUG 30 76 PR'FEE B* .50
AUG 30 76 W'DEED B* 6.00 * 21.58