PREPARED BY:
JOE M. HAYNES, ATTORNEY
140 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072

BOOK 5065 PAGE 299

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Horton L. Monroe, Jr. | SAME | Map 44-15-395 |
| (NAME) | (NAME) | |
| 1111 Birdsall Avenue | | Par. 4D-44590 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Old Hickory, TN 37187 | | |
| (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 Horton L. Monroe, Jr., and wife, Lynette S. Monroe, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Richard K. Johannes and Mary Ann Holter,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Horton L. Monroe, Jr., and wife, Lynette S. Monroe, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 4th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 35, Section "B", Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, page 67, Register's Office for said county, fronting 90.6 feet on Birdsall Street, containing 0.18 acres, more or less.

Being the same property conveyed to Karl F. Johannes and wife, Gladys G. Johannes, by deed of record in Book 2020, page 248, Register's Office for Davidson County, Tennessee, the said Karl F. Johannes and wife, Gladys G. Johannes having since died; and said property being conveyed to Richard K. Johannes and Mary Ann Holter, their only heirs at law, by Will of record in Will Book 117, page 437, County Court Clerk's Office for Davidson County, Tennessee.

THIS CONVEYANCE made subject to easements and restrictions of record in Book 2020, page 248, 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 $ 30,300.00

Subscribed and sworn to before me, this the 3rd day of September 19 76

Affiant

My commission expires: 6-12-79 (Affix Seal)

Notary Public

NORMAN · TENN. · DAVIDSON COUNTY

This is improved (X) unimproved ( ) property, known as 1111 Birdsall Street, Old Hickory, TN
(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* Horton L. Monroe, Jr., and wife, Lynette S. Monroe, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Horton L. Monroe, Jr., and wife, Lynette S. Monroe, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand S this* 8th *day of* July, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard K Johannes 7/26/76

Mary Ann Holter

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Patricia A. Norman, *a Notary Public in and for said County and State,* Mary Ann Holter

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

*Witness my hand and official seal at* Goodlettsville *this* 8th *day of* July, *19*76.

Patricia A. Norman
*Notary Public*

PATRICIA A. NORMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

*Commission expires* 6-12-79

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SEP-3 CONV 30,300.00
SEP-3 S TAX
SEP-3 PR FEE
SEP-3 DEED

B* 78.78
B* .50
B* self 4.00 * 83.28

*Before me,* ..... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *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*.....

STATE OF Delaware
COUNTY OF New Castle

Personally appeared before me, Joseph Cloud Jr, a Notary Public in and for said County and State, Richard K. Johannes, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wilmington, Delaware, this 26th day of July, 1976.

Joseph Cloud Jr
Notary Public
My Commission Expires:

JOSEPH CLOUD, JR. NOTARY PUBLIC APPOINTED FOR TERM OF TWO YEARS DELAWARE

**WARRANTY DEED**

FROM

RICHARD K. JOHANNES, ET AL

TO

HORTON L. MONROE, JR., ET UX

D 66408

IDENTIFICATION REFERENCE

SEP 3 11 30 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Madison Title Company**
Greenhills Office
3815 Cleghorn Ave.
Phone 298-2661
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS