WARRANTY DEED

BOOK 5071 PAGE 512

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Laura R. Bates	Guaranty Mort. Co.	96-14
(NAME)	(NAME)	
1492 Woodmont Blvd.	1st American Center	228
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37215	Nash, Tenn. 37237	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

----------*Dollars,*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4703, page 571, Register's Office for Davidson County, Tennessee.

We, Louie E. Johnston, Jr. and wife, Mary Susan Johnston

have this day bargained and sold, and do hereby transfer and convey unto the said

Laura R. Bates,

her ~~xxxx~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Hickory Bend Subdivision, Section III, of record in Book 3600, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 75 feet on the southerly side of Boulder Park Drive and extends back 174.1 feet on the westerly line and 163.3 feet on the easterly line to a dead line in the rear on which it measures 75.77 feet.

Being the same property conveyed to Louie E. Johnston and wife, Mary Susan Johnston by deed from James T. Lynn, Secretary of Housing and Urban Development, of Washington, D.C. acting by and through the Federal Housing Commissioner, of record in Book 4703, page 569, 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 $ 28633.00

Subscribed and sworn to before me, this the 23rd day of September 19 76

Affiant

My commission expires:

(Affix Seal)

~~Notary Public~~ D. D. Reed Deputy Register

This is unimproved ( ) improved (✓) property, known as 3051 Boulder Park Dr. Donelson, Tenn
(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

Laura R. Bates, her ~~xxxxx~~,

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 as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Laura R. Bates, her

~~xxxxxx~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 17th day of August, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Louie E. Johnston Jr.
Mary Susan Johnston

This Instrument Was Prepared From Information Furnished Dewey W. Pedigo, Attorney at Law, 301 Stahlman Bldg., Nashville, TN 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... a Notary Public in and for said County and State, Louie E. Johnston, and wife, Mary Susan Johnston

the within named bargainor.S , 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 17th day of August, 19 76

Notary Public

Commission expires 8-9-79

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 .....

SEP 23 76	CONV	28,633.00			
SEP 23 76 S'TAX			B*	74.36	
SEP 23 76 PR'FEE			B*	.50	
SEP 23 76	W'DEED		B*	4.00	* 78.86

WARRANTY DEED

FROM

LOUIE E. JOHNSTON, ET UX

TO

LAURA R. BATES

D 6 9 4 3 6

IDENTIF. REFERENCE

SEP 23 1 23 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON