MAIL TO: JIM STEPHENS REALTY, AUCTION
3337 Gallatin Rd. Nashville, Tenn.

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November 1976.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

1977

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Attorney 3937 Gallatin Road Nashville, Tenn. 37216
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia L. Mallernee (NAME)	Same (NAME)	9206 Map
902 Stahlman Bldg. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 647
Nashville, Tenn. 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11W-5695

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~~ Anna Bell Johnson, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julia L. Mallernee

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the westerly part of Lot No.33 in G.W. Ashcrafts Subdivision of Lot No. 11 in the Boyd McNairy Tract, a plan of which is recorded in Book 57, Page 59, Register's Office for said County.
Said part of Lot No. 33 fronts 33 feet on the South side of Batavia Street and extends back on the East side 110 feet and 113 feet along 25th Avenue, North to an alley on the rear on which it measures 30 feet thereon.
Being the same property conveyed to Fred C. Johnson and wife, Anna Bell Johnson, by deed from Merl R. Eppse and wife, Ruth D. Eppse, of record in Book 2705, Page 200, Register's Office for Davidson County, Tennessee; the said Fred C. Johnson having since deceased, and title now being vested in Anna Bell Johnson as the sole surviving tenant by the entirety.

NOV16	CONV	*3,700.00			
NOV16	S'TAX		B*	9.62	
NOV16	PR'FEE		B*	.50	
NOV16	W'DEED		B*	4.00	* 14.12

unimproved ( )
This is improved (X) property, known as 2437 Batavia St. (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37209 (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 ~~my~~ her hand this 4th day of November, 1976

Anna Bell Johnson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna Bell 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 6th day of November 1976

Commission expires _____

Edna Earle Cox
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

MAIL TO: [illegible] 3257 [illegible] NASHVILLE, TENN.

WARRANTY DEED

FROM
Anna Bell Johnson

TO
Julia L. Mallernee

D 77241

[illegible] REFERENCE

NOV 15 2 22 PM '76

[illegible] TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.