PREPARED BY:
JAMES L. SMITH, ATTORNEY
140 NORTH MAIN STREET
GOODLETTSVILLE, TN
37072

BOOK 5088 PAGE 797

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward C. Walker, et al (NAME:)	~~SAME~~ First American Nat'l Bank c/o Currey Mortgage Co. 10th Floor (NAME:)	Map - 33 Parcel - 31.
1223 Dickerson Rd (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	
Nashville TN 37207 (CITY) (P. O. ZONE) (STATE)	Nashville TN 37238 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS*
cash in hand paid by Edward C. Walker and Helen F. Nichols, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Bertha A. Johnson, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Edward C. Walker and Helen F. Nichols, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th formerly the 11th and/or 19th, Civil District of Davidson County, Tennessee, being Lot No. 2 on a Map of a Subdivision of Lot No. 6 on the Plan of the Eppie Cunningham Land, and an eight-acre tract marked "Nancy A. Garrett" on said Plan, as of record in Book 58, page 56, Register's Office for said County.

Said Lot No. 2 is described according to the survey made August 6, 1935, by Erle Drake, County Surveyor, Davidson County, Tennessee, as follows:

Beginning at a point on the northwesterly margin of Dickerson Road, the southeast corner of Lot No. 1 on said Plan, and running thence north 58° 30' east with the margin of said Road 283 feet to the southwest corner of Lot No. 3 of said Plan; thence north 3° 30' east with the line between said Lots Nos. 2 and 3, 1402.5 feet to the southern boundary line of the Denny Lands; thence south 83° 15' west with the line of the said Denny Lands 236.5 feet to the northeast corner of said Lot No. 1; thence south 3° 30' West with the line between said Lots Nos. 1 and 2, 1523 feet to the beginning, containing 7.80 acres.

Being the same property conveyed to Edgar L. Johnson and wife, Bertha A. Johnson, by deed from Francis L. Wiser and wife, Agnes G. Wiser, of record in Book 1852, page 5, Register's Office for Davidson County, Tennessee, the said Edgar L. Johnson having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 12 day of AT 19

Affiant

My commission expires: (Affix Seal)

Notary Public

STEVEN C. CAVINESS NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward C. Walker and Helen F. Nichols, their ..... *heirs and assigns, forever.*

And I *do covenant with the said* Edward C. Walker and Helen F. Nichols, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Bertha A. Johnson, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Edward C. Walker and Helen F. Nichols, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 15th *day of* November, *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.*

Bertha A. Johnson.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Steven C. Caviar, a Notary Public in and for said County and State, the within named Bertha A. Johnson,

the 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 Nashville, Tennessee, this 1st day of November, 1976.

Steven C. Caviar, Notary Public.

Commission Expires January 21, 1979.

STEVEN C. CAVIAR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the 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....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

FROM

BERTHA A. JOHNSON

TO

EDWARD C. WALKER AND

HELEN F. NICHOLS

D 7 7 5 1 7

T

IDENTIF. REFERENCE

Nov 17 2 34 PM '76

FELIX [illegible] REGISTER
DAVIDSON CO. [illegible] TENN.

Compliments of

Madison Title Company

320 Gallatin Road

MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS

11/17/76	CONV	60,000.00			
11/17/76	S'TAX		6*	156.00	
11/17/76	FEE		6*	.50	
11/17/76	RECRD		6*	8.00	* 164.50