BOOK 5031 PAGE 971

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

27,500.00

David M. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS, THE 24TH DAY OF NOVEMBER, 1976

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC LARGE COUNTY STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Johnson (NAME)	Realty Mortgage, Inc. (NAME)	MAP 96-9
2719 Lakeland Drive (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd., N.E. #8 (STREET ADDRESS)	PAR 89
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	3D 11040

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 Clarence E. Brown et ux Louvell M. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David M. Johnson et ux Donna Johnson

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

BEING Lot No. 22 on.the map of Martinwood Heights, as of record in Book 2133 Page 63, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Clarence E. Brown and wife, Sophia M. Brown by deed of Record in Book 4486, Page 226, Register's Office for said County. The said Sophia M. Brown having since died. The said Clarence E. Brown having since married Louvell M. Brown.

THIS conveyance is subject to any and all existing easements of record.

THIS conveyance is subject to Restrictive covenants of record in Book 2153, Page 577, Register's Office for said County.

This is (unimproved ( ) improved (XX) property, known as 2719 Lakeland Drive (House Number) (Street) Nashville, TN 37214 (P. O. Address) (City or Town) (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 our hand s this 24TH day of NOVEMBER, 1976

Clarence E. Brown Clarence E Brown

Louvell M. Brown Louvell M Brown

STATE OF TENNESSEE
Davidson County

BOOK 5091 PAGE 972

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence E. Brown et ux Louvell M. Brown

the bargainor S, 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 24TH day of NOVEMBER 1976

Commission expires 2-13-80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

D 78980

FILE FOX 3

WARRANTY DEED

FROM
Clarence E. Brown

TO
David M. Johnson

IDENTIF. REFERENCE

Nov 30 9 42 AM '76

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

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

NOV30 76	CONV	27,500.00			
NOV30 76	S'TAX		B*	71.50	
NOV30 76	PR'FEE		B*	.50	
NOV30 76	M'DEED		B*	4.00	* 76.00