BOOK 5125 PAGE 620

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$24,000.00 Charles E. Madden Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH 1977

Bruce Kee
Notary Public

MY COMMISSION EXPIRES: JAN. 6, 1978

(AFFIX SEAL)

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 |
|---|---|---|
| Charles E. Madden, Jr. (NAME) | Baker Mortgage Corporation (NAME) | 8DA-37550 |
| 6019 O'Brien Avenue (STREET ADDRESS OR ROUTE NUMBER) | 2840 Northeast Expressway, #200 (STREET ADDRESS) | MAP 91-13 |
| Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP) | Atlanta, Ga. 30345 (CITY) (STATE) (ZIP) | PARCEL 267 |

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 Albert C. Johnson et ux Juanita G. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Madden, Jr. et ux Patti L. Madden

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 part of Lots No. 3 & 4 on the Plan of E. T. Brown, Trustee, Subdivision of an 18 acre tract as of record in Book 332, Page 126, Register's Office for Davidson County, Tennessee, more described, to-wit:
BEGINNING at a point on the easterly margin of Eastboro Avenue, formerly Cowan, at the common front corner of Lots No. 2 and 3; thence with said margin N 5 deg. 14 mins. E 41.3 feet to ana concrete monument at the beginning of a curve; thence around said curve northwesterly 35 feet to an iron pin on the southerly margin of O'Brien Avenue; thence with said margin S 77 deg. 7 mins. E 131.2 feet to a point; thence S 5 deg. 7 mins. W 18.3 feet to a point, thence N 84 deg. 46 mins. W 150 feet to the point of beginning.

BEING the same property conveyed to Albert C. Johnson and wife, Juanita G. Johnson by deed from Myrtle F. Lemons of record in Book 4813, Page 48, Register's Office for said County.

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

This is improved (X) unimproved ( ) property, known as 6019 O'Brien Avenue (House Number) (Street) Nashville, TN 37209 (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 hands this 16TH day of MARCH, 1977

Albert C. Johnson Albert C Johnson

Juanita G. Johnson Juanita G. Johnson

PTS2 ME 07

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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 Albert C. Johnson et ux Juanita G. Johnson

the 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 16TH day of MARCH 19 77

Commission expires 7-19-78

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, and 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

D 94284

WARRANTY DEED

FROM Albert C. Johnson

TO Charles E. Madden, Jr.

IDENTIF. REFERENCE

MAR 18 9 22 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| MAR 18 77 | CONV | 24,000.00 | | | |
| MAR 18 77 | S'TAX | | B* | 62.40 | |
| MAR 18 77 | PR'FEE | | B* | .50 | |
| MAR 18 77 | W'DEED | | B* | 4.00 | * 66.90 |

Edward Seddon
Attorney-at-Law
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