BOOK 5128 PAGE 1

This Instrument Prepared By
R. Marshall, Attorney
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie H. Johnson, Sr.	Same	Map No. 49
(NAME:)	(NAME:)	
4674 Clarksville Hwy.		Parcel No.272
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37218		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Seven Thousand ($7,000.00)- - - -

September 28, 1972 where the same appears of record in Book 4641, page 668, of said Office.
2. A minimum bldg. setback line of 150 feet as shown on the recorded Plat of record in Book 3482, page 14, said Register's Office.
3. A 15-ft. street dedication along the Westerly line of said lot lying between said line shown on said Plat and the Easterly boundary or margin of the Clarksville Highway.
4. A public utility and drainage easement running along the Northerly boundary line of said lot running from the corner of said lot with the Reserved Parcel shown on said Plat to the rear of said property and 20-ft. gas line and utility and drainage easement along the rear line of said lot shown on said Plat. Said 20-ft. easement along the rear of said lot is a part of a 40 foot gas line easement created by instrument of record in Book 1334, page 182 and dedicated for use by instrument of record in Book 2538, page 469, said Register's Office.
5. Applicate Metropolitan Zoning ordiances or regulations.

BEING part of the same property conveyed to Tom Resha and wife, Louise Jones Resha, by deed from Barbara Resha, a widow of record in Book 3166, page 507, said Register's Office, the said Tom Resha having died on October 31, 1964.

MAR 25 F	CONV	*7,000.00				
MAR 25 F	S'TAX		B*	18.20		
MAR 25 F	PR'FEE		B*	.50		
MAR 25 F	W'DEED		B*	6.00	*	24.70

unimproved (X)
This is improved ( ) property, known as Clarksville Highway, Nashville, Tn. 37218
(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 Ronnie H. Johnson, Sr. and wife, Julia H. Johnson, their *heirs and assigns, forever.*

And I *do covenant with the said* Ronnie H. Johnson, Sr. and wife, Julia H. Johnson *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.* Except by 1977 taxes, which are pro-rated between the parties and assumed by grantees; and by the above restrictions, easements and provisions heretofore mentioned shown on said subdivision Plat, and recorded documents.

And I, Louise J. Resha, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ronnie H. Johnson, Sr. and wife, Julia H. Johnson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 25th *day of* March, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louise J. Resha
LOUISE J. RESHA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jessie Diane Jones, a Notary Public in and for said County and State, the within named Louise J. Resha, a widow,

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 25th day of March, 19 77.

Jessie Diane Jones, Notary Public.
At Large Ed State of Tennessee

Commission Expires Feb. 1, 1981.

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 .

D 9553

IDENTIF. REFERENCE
MAR 25 2 12 PM '77
REGISTER
DAVIDSON COUNTY, TENN.