BOOK 5145 PAGE 576

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF May, 1977

Notary Public

MY COMMISSION EXPIRES: 1/19/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Suite 303, 4515 Harding Rd., Nash., TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred Richard Johnson (NAME)	First American Natl. Bank (NAME)	Map 131-16
et ux (NAME)		
1024 Grassland Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2708 c/o Guaranty Mtg. Division (STREET ADDRESS)	Par. 50
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	Nashville Tn 37219 (CITY) (STATE) (ZIP)	OH 10874

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, A.M. Gant, Sr. and wife, Alexine S. Gant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfred Richard Johnson and wife, Dr. Beverly Fykes

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:

A certain tract or parcel of land in the Seventh, formerly the Eleventh, Civil District of Davidson County, State of Tennessee, moreparticularly described as follows, to-wit: Being Lot No. 12, on the Revised Plan of Gateway Acres Second Addition not of record described according to a survey made by William A. Pitts, Surveyor as follows:

BEGINNING on the northerly margin of Grassland Lane at the common corner of Lots Nos. 12 and 13; thence with the line between said lots northwardly 249.9 feet to the corner of Lots 8, 9, 12 & 13; thence with the line between lots 9 and 12 westwardly 225 feet to the easterly line of Lot No. 10; thence with the easterly line of said lot southwardly 100 feet to the corner of Lots 10 and 11; thence with the line between Lots 11 & 12 southeastwardly 203 feet to the northerly margin of Grassland Lane; thence with the northerly margin of said Lane eastwardly 199.6 feet to the beginning containing 1.30 acres, more or less.

BEING ALL THE SAME PROPERTY conveyed to Carrie L. Gant and Mary L. Gant by deed from T.N. McNeil, Trustee of record in Book 1582, page 207 Register's Office for Davidson County, Tennessee and devised to Mary Louise Gant (same as Mary L. Gant and M.L. Gant) by the will of Carrie Lester Gant (same as Carrie L. Gant), "Probate Only", Will Book 81, page 55 Probate Court Clerks Office for Davidson County, Tennessee, and devised to A.M. Gant by will of Mary Louise Gant, #63792, Will Book 119, page 138, Probate Court Clerks Office for Davidson County Tennessee.

SUBJECT TO 1977 Taxes and the restrictive covenants and/or easement contained in the deed of record in Book 1582, page 207, R.O.D.C.

INDEX: Carrie L. Gant to Mary L. Gant, Will Book 81, page 55, Probate Court Clerk Davidson County, Tennessee.

SEE REVERSE SIDE AT *

This is { unimproved / improved (X) } property, known as 1024 Grassland Lane (House Number) (Street) Nashville (P. O. Address) (City or Town) 37220 (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 3rd day of May, 1977

A.M. Gant Sr.
A.M. GANT, SR.

Alexine S. Gant
ALEXINE S. GANT

Andrew McConnico Gant Executor of the Estate of Mary Louise Gant
ANDREW McCONNICO GANT Executor of the Estate of Mary Louise Gant

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mabut B. Gant, Jr., a Notary Public in and for said County and State, the within named A.M. Gant, Sr. and wife, Alexine S. Gant

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 3rd day of May 19 77

Commission expires 1/15/81

Mabut B. Gant, Jr.
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

GLENN GASTON JR. NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

FROM
A.M. GANT, SR. and wife,
ALEXINE S. GANT

TO
ALFRED RICHARD JOHNSON and wife, DR. BEVERLY FYKES

E 02943

IDENTIFICATION REFERENCE

MAY 10 1 21 PM '77

REGISTER DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

INDEX: Mary L. Gant to A.M. Gant, Will Book 119, page 138, Probate Court Clerk Davidson County, Tennessee.

M. Gant and Andrew McConnico Gant are one and the same person.

MAY 10 F	CONV	57,500.00		
MAY 10 F	S'TAX		B* 149.50	
MAY 10 F	PR'FEE		B* .50	
MAY 10 F	W'DEED		B* 4.00	* 154.00