QUITCLAIM DEED

(CORPORATE FORM)

BOOK 5159 PAGE 334

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jo Ann Johnston	Same	
(NAME) 827 Denson Avenue	(NAME)	52-5
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn. 37115	(STREET ADDRESS)	116
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of One andno/100 ($1.00) ..... *Dollars,*

Cash in hand paid, receipt of which is hereby acknowledged, and for love and affection.

I, Agnes Baker Johnston *has bargained and sold, and does hereby* quitclaim *and convey unto the said* Jo Ann Johnston her *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot #10 of Block "K" on the Revised Plan of Power & Roth's Subdivision of Madison Park, as of record in Book 843, Page 7, and Book 974, Page 38, Register's Office for said County. Said Lot #10 fronts 100 feet on the easterly side of Idlewild Avenue and runs back between parallel lines 450 feet to the westerly line of Lot #3 in said subdivision.

Being the same property conveyed to Agnes Baker Johnston by deed from J. M. Watts and wife, Anna Wilbrey Watts, of record in Book 2031, Page 537, said Register's Office.

The said grantor hereby reserves a life estate in said property as long as she lives.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 13th day of June, 19 77

Affiant: Agnes Baker Johnston

My commission expires: 10/6/1980 (Affix Seal)

Notary Public: Charlene Denson

(unimproved)
This is improved (X) property, known as 827 Denson Avenue, Madison, Tennessee 37115 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Jo Ann Johnston her *(successors), heirs and assigns forever.*

~~And said grantor covenants that s he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.~~ I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

~~The said grantor further covenants and binds herself, its successors and representatives, to warrant and forever defend the title to said real estate to said~~ ~~(successors), heirs and assigns against the lawful claims of all persons.~~

Witness my *hand this* 13th *day of* June, *19* 77, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Agnes Baker Johnston

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Charles C. Morrow, *a Notary Public of the State and County aforesaid, personally appeared* Agnes Baker Johnston, *with whom I am personally acquainted, and who, upon oath,* ~~acknowledged himself to be of the within named bargainor, a corporation, and that he as such~~ acknowledged that she ~~being authorized so to do~~ *executed the foregoing instrument for the purposes therein contained,* ~~by signing the name of the corporation by himself as~~

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee *this* 13th *day of* June, 19 77.

Notary Public

Commission expires 10/06/80

CHARLES C. MORROW NOTARY PUBLIC AT LARGE STATE OF TENN.

JUN15 77 MISC B* 4.00 * 4.00

DEED

FROM

Agnes Baker Johnston

TO

Jo Ann Johnston

E 09134

IDENTIF. REFERENCE

JUN 15 10 26 AM '77

DAVIDSON COUNTY, TENN.

This instrument prepared by:
Charles C. Morrow, Attorney
3221 Nolensville Road
Nashville, Tennessee 37211
Phone: 832-0138

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE