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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 19 77.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Ray Allen	The Kissell Company	13DA 61505
3501 Old Hydes Ferry Rd. (NAME)	30 WARDER STREET (NAME)	69-16
Nashville, Tn. 37218 (STREET ADDRESS OR ROUTE NUMBER)	SPRINGFIELD, OHIO 45501 (STREET ADDRESS)	77
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Charles K. Johnson and Mrs. Christine Flatt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny Ray Allen and Joyce Ann Catignani

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 J. J. Holzapfel's Subdivision, not of record described according to a survey made by Watkins & Murray, Surveyors, 3/2/49, as follows
BEGINNING at the northwest corner of Hydes Ferry Rd. and Ashton Ave., being the southeast corner of said Lot No. 22; thence with the westerly margin of said road, northwardly 80 feet to the corner of Lot Nos. 21 & 22; thence with the line between said two lots westwardly 180 feet to the easterly line of Lot No. 20; thence with the line between Lot Nos. 20 & 22 southerly 80 feet to the northerly margin of Ashton Avenue; thence with said Avenue, eastwardly 180 feet to the point of beginning.

BEING the same property conveyed to Charles K. Johnson and Mrs. Christine Flatt by Quitclaim Deed of record in Book 5110, page 263, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to 10 foot public utilities easement and 41 foot minimum building setback line and restrictions of record in Book 2488, page 449, said Register's Office.

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

This is unimproved ( ) improved (X) property, known as 3501 Old Hydes Ferry Rd. Nashville, Tn. 37218
(House Number) (Street) (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 17TH day of JUNE, 19 77

Charles K. Johnson Charles K. Johnson

Mrs. Christine Flatt Mrs Christine Flatt

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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 Charles K. Johnson and Mrs. Christine Flatt

the bargainors, 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 17th day of June 19 77

Commission expires 1-29-79

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

WARRANTY DEED

FROM
Charles K. Johnson

TO
Johnny Ray Allen

E 10193

ATTACH REFERENCE

JUN 21 10 35 AM '77

JUN21 CONV 23,500.00
JUN21 STAX B* 61.10
JUN21 RFEE B* .50
JUN21 DEED B* 4.00 * 65.60

Lisle Bowditch 12