BOOK 5192 PAGE 624

Mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James G. Johnson and wife,	First Federal Savings & Loan	117- 9- 84
Suzanne Johnson (NAME)	(NAME)	
2846 Sugartree Road	236 Fourth Avenue, North	7DA-36880
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn.	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

Cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement by the Grantees to assume the present indebtedness on a note in the original amount of $43,100.00 which is secured by a Deed of Trust which is of record in Book 5017,Page 455,Register's Office for Davidson County, Tennessee.

We, Howard J. Kerr and wife, Elizabeth Kerr

have this day bargained and sold, and do hereby transfer and convey unto the said James G. Johnson and wife, Suzanne Johnson

their XXXXX, *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Woodmont Estates, Section 2 of record in Book 1130, page 99, Register's Office for said County.

Said Lot fronts 100 feet on the north side of Sugar Tree Road and runs back 206.8 feet on the west line and 219.6 feet on the east line to a dead line in the rear on which it measures 110.4 feet.

Being the same property conveyed to Howard J. Kerr and wife, Elizabeth Kerr, by deed from L. Wilford Fuqua and wife, Cathey Owen Fuqua, of record in Book 5017, page 453, Register's Office for Davidson County, Tennessee.

Said property is unencumbered except as follows:

1. 1977 taxes to be prorated and assumed by Grantees.
2. Restrictive covenants contained in an instrument dated January 23, 1947, and recorded in Book 1449, page 61, and amended in Book 1781, page 561, Register's Office for said County.
3. The Plan of record in Book 1130, page 99, said Register's Office, shows an Owner's Certificate, a 50 foot minimum building setback line from* (cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 68,000.00

Subscribed and sworn to before me, this the 30 day of Aug 19 77

Affiant

My commission expires: My Commission Expires August 15, 1980 (Affix Seal)

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY REAL ESTATE TRANSFER TAX JUL 30 '77

This is unimproved ( ) improved (X) property, known as 2846 Sugar Tree Road, Nashville, Tn. (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 James G. Johnson and wife, Suzanne Johnson

their XXXXX, *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as set forth above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James G. Johnson and wife, Suzanne Johnson their XXXXXX, *heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 30th day of August, 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.*

Howard J. Kerr

Howard J. Kerr

Elizabeth Kerr

Elizabeth Kerr

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. CRAWFORD, JR. *, a Notary Public in and for said County and State,* Howard J. Kerr and wife, Elizabeth Kerr

the within named 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 Nashville *Tennessee, this* 30th *day of* August, *19*

Notary Public

Commission expires My Commission Expires August 15, 1979

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC - LARGE STATE OF TENNESSEE

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 .....

(continued)

Sugartree Road and a 10 foot easement for public utility purposes along the rear line of said lot, and drainage and utility anchor easements located on the premises.

4. Easement for sewer granted to City of Nashville by Rugh Thorpe and wife, of record in Book 3347, page 382, Register's Office for said County.

5. Deed of Trust of Record in Book 5017, page 453, Register's Office for said County.

SEP-27 CONV 68,000.00
SEP-27 S'TAX B* 176.80
SEP-27 PR'FEE B* .50
SEP-27 W'DEED B* 4.00 * 181.30

WARRANTY DEED

FROM

TO

E 24047

IDENTIF. REFERENCE

SEP 2 11 51 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37238