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WARRANTY DEED

This instrument prepared by
CASTLEMAN & HARRIS
Attorney-at-Law
807 American Trust Building
Nashville, Tenn. 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eddie Britt & Howard Birdwell	Same	
(NAME)	(NAME)	Map 103-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par.46
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and ----------00/100 ($10.00)---------- Dollars, cash in hand paid by the grantees, EDDIE BRITT and HOWARD BIRDWELL, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of the obligation under three separate notes payable to Home Federal Savings & Loan Association secured by three separate Deeds of Trust of record in Book 4605, page 848, Book 4605, page 850 and Book 4629, page 604, Register's Office for Davidson County, Tennessee. Reference is hereby made to the particular instruments for the terms and conditions of same.

WE, ERNEST JOHNSON and wife, CAROL C. JOHNSON have this day bargained and sold, and do hereby transfer and convey unto the said EDDIE BRITT & HOWARD BIRDWELL, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the easterly 50 feet of lots Nos. 9 and 10 of Block 29 on the map of a part of Sylvan Park, as of record in Book 332, page 104, R.O.D.C., Tennessee, described as follows:

Beginning on the northerly margin of Minnesota Avenue or the Murphy Road at a point 100.3 feet east of the easterly margin of 45th Avenue North, formerly 4th Street; thence with the northerly margin of Minnesota Avenue, eastwardly 50 feet to the westerly margin of an alley; thence with said alley, northwardly 130 feet to the corner of lots Nos. 8 and 9; thence with the line between said two lots, westwardly 50 feet; thence southwardly 125 feet, more or less, to the beginning.

Being the same property conveyed to Tom B. Harris, Jr., Trustee by Deed from Joe Sadler and wife, Jean Evelyn Sadler and reconveyed in the same instrument to Ernest Johnson from Tom B. Harris, Jr. of record in Book 4627, page 510, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 20,500.00

Subscribed and sworn to before me, this the 15th day of March, 19 74

Affiant

My commission expires Nov. 12, 1975 (Affix Seal)

Notary Public

This is unimproved (X) property, known as 4408 Murphy Road, Nashville, Tennessee, 37209 (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 EDDIE BRITT and HOWARD BIRDWELL, their (successors), 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.

we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said EDDIE BRITT and HOWARD BIRDWELL, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 15th day of March, 19 74 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ernest Johnson

Carol C. Johnson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Patsy L Ogg, a Notary Public in and for said County and State, ERNEST JOHNSON and wife, CAROL C. JOHNSON

the within named 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 1 day of March, 1974.

Patsy L Ogg Notary Public

Commission expires Nov 12, 1978

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.....

SEP 15	CONV	20,500.00			
SEP 15	S'TAX		B*	53.30	
SEP 15	PR'FEE		B*	.50	
SEP 15	W'DEED		B*	4.00	* 57.80

WARRANTY DEED

FROM

ERNEST JOHNSON, ET UX

TO

EDDIE BRITT and HOWARD BIRDWELL

E 2 6 1 6 0

IDENTIF. REFERENCE

SEP 15 12 01 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238