78-1-8
FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 1978

Notary Public

MY COMMISSION EXPIRES: June 7, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 908 Fidelity Federal Building, Nashville, Tennessee 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Margaret A. Johnson (NAME) | Diversified Mortgage Company (NAME) | 105-6-156 |
| 750 Lynwood Drive (STREET ADDRESS OR ROUTE NUMBER) | 2509 West End Avenue (STREET ADDRESS) | 16W-14490 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37203 (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, JOHN P. AYERS, JR., MARION A. BLACKFORD, DORIS A. McMINNIS, KATHALYN A. CHANCE, and MARIE A. KING, the heirs-at-law of AILEEN STANLY AYERS, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARGARET A. JOHNSON

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:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of the Highland Garden Plan of record in Book 57, page 118, said Register's Office, described as follows:

SAID Lot No. 20 fronts 50 feet on the northerly side of Lynwood Avenue, formerly Alloway Street and extends back 135.2 feet on the westerly line and 135.1 feet on the easterly line to an alley in the rear.

BEING the same property conveyed to John Patrick Ayers and wife, Aileen Stanley Ayers, by deed from Mamie Temple Reed and husband, J. H. Reed, Jr., of record in Book 1335, page 327, said Register's Office. The said John Patrick Ayers and wife, Aileen Stanley Ayers, having since died.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (X) property, known as 750 Lynwood Drive, Nashville, Tennessee
(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 hand S this 5th day of January, 19 78

John P. Ayers Jr. — JOHN P. AYERS, JR.

Marion A. Blackford — MARION A. BLACKFORD

Doris A McMinnis — DORIS A. McMINNIS

Kathleen A. Chance — KATHALYN A. CHANCE

Marie A King — MARIE A. KING

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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 John P. Ayers, Jr., Doris A. McMinnis, Marie A. King, Marion A. Blackford, Kathalyn A. Chance, Heirs at Law of Aileen Stanly Ayers, Deceased

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 5th day of January, 19 78

Commission expires June 7, 1980

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

FILE IN BOX 4

**WARRANTY DEED**

FROM

HEIRS AT LAW OF AILEEN STANLY AYERS, DECEASED

TO

MARGARET A. JOHNSON

E 4 5 9 2 8

IDENTIF. REFERENCE

JAN 13 9 24 AM '78

FELIX [illegible] REGISTER
DAVID[illegible]SON CO. TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| JAN 13 78 | CONV | 18,900.00 | | | |
| JAN 13 78 | S'TAX | | B* | 49.14 | |
| JAN 13 78 | PR'FEE | | B* | .50 | |
| JAN 13 78 | W'DEED | | B* | 4.00 | * 53.64 |