This instrument prepared by: Homer R. Ayers, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

Mail BOOK 5247 PAGE 21

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BILLY R. JOHNSON, ETUX	SAME	Map 43-6
(NAME) 517 Canton Pass	(NAME)	Parcel 238
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS)	11 D 61553
(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, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 4239, page 842, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless from same,

JAMES H. BINGHAM, JR., AND WIFE, CAROLYN N. BINGHAM, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said BILLY R. JOHNSON AND WIFE, NELL B. JOHNSON, hereinafter referred to as Grantees, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Madison Park, Section 5, as of record in Book 3842, page 130, Register's Office for said County.

Said Lot No. 125 fronts 72.0 feet on the westerly side of May Drive and extends back between parallel lines 130.2 feet to a dead line, measuring 72 feet thereon.

Being the same property conveyed to James H. Bingham, Jr., by deed from L. & H. Development Company, Inc., of record in Book 4233, page 635, Register's Office for Davidson County, Tennessee.
Carolyn N. Bingham joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which she may have.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the 23rd day of January 19 78

Affiant: Billy R. Johnson
Carolyn N. Bingham

My commission expires: 3/15/81 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 323 May Drive, 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

Grantees, 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* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 23rd *day of* January, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Billy R. Johnson

Carolyn N. Bingham

BOOK 5247 PAGE 22

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES H. BINGHAM, JR., AND WIFE, CAROLYN N. BINGHAM

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 Madison, Tennessee this 23rd day of January, 19 78

Carolyn T. Matthews
Notary Public

Commission expires 3/15/81

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.....

JAN 30 78	CONV	36,000.00				
JAN 30 78	S'TAX		B*	93.60		
JAN 30 78	PR'FEE		B*	.50		
JAN 30 78	W'DEED		B*	4.00	*	98.10

WARRANTY DEED

FROM
JAMES H. BINGHAM, JR., ET UX

TO
BILLY R. JOHNSON, ET UX

E 47924

IDENTIF. REFERENCE

JAN 30 9 10 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115