BOOK 5277 PAGE 371

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$21,681.94

Virginia S. Eden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 19 78.

Gene H. Tidwell
Notary Public

MY COMMISSION EXPIRES: 7/19/81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia S. Eden (NAME)	Churchill Mortgage Corporation (NAME)	2DA-56875
1217 Rosebank Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E, #300 (STREET ADDRESS)	107-14-137
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30341 (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, James T. Johnson and wife, Sandra D. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia S. Eden

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. 113 on the Plan of Miro Meadows of record in Book 1424, page 94, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Kirby Drive, at the corner of Lots 113 and 114; thence with the line between said lots, westerly 143 feet to the corner of Lot No. 138; thence with line between Lots 113 and 138, northerly 75 feet to the south margin of Kent Place; thence with the margin of said Kent Place, easterly 123 feet to the beginning of a curve; thence around said curve, southeasterly 31.42 feet to the westerly margin of Kirby Drive; thence with the said Drive, southerly 55 feet to the point of beginning.

BEING the same property conveyed to James T. Johnson and wife, Sandra D. Johnson by deed from Charles McCyle Parrish and wife, Sedena K. Parrish, of record in Book 4933, page 865, Register's Office for Davidson County, Tennessee.

GRANTEE hereby assumes and agrees to pay the mortgage held by Churchill Mortgage Company of record in Book 4933, page 867, said Register's Office. Escrow account and insurance are transferred to Grantee.

SAID conveyance is subject to a Sanitary Sewers and/or Storm Drainage easement of record in Book 4288, page 424, and any other existing easements.

This is unimproved ( ) improved (X) property, known as 1001 Kirby Drive (House Number) (Street) Nashville, Tn. 37217 (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 24th day of April, 19 78

James T. Johnson

Sandra D. Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James T. Johnson and wife, Sandra D. Johnson

the bargainor s, 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 24th day of April 19 78

Commission expires 7/19/81

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

E. 6. 1. 6. 7. 2.

WARRANTY DEED

FROM James T. Johnson and wife, Sandra D. Johnson

TO Virginia S. Eden

IDENTIF. REFERENCE

APR 25 12 10 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 12

APR 25 78	CONV	21,681.9			
APR 25 78	S'TAX		B*	56.42	
APR 25 78	PR'FEE		B*	.50	
APR 25 78	W'DEED		B*	4.00	* 60.92