BOOK 5278 PAGE 942

FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
300 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 19 78

Notary Public

MY COMMISSION EXPIRES: 2-22-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude R. Johnson (NAME)	Same (NAME)	91 - 14
5715 Madina Ave (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	141
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	" (CITY) (STATE) (ZIP)	8DA46940

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, Iven L. Hayes and wife, Beula Massie Hayes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claude R. Johnson, AND James M. Johnson, as tenants in common

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 the southwesterly part of Lot No. 18 on the Map of C. C. Vernon Farms, as of record in Book, 161, page 164, Register's Office for Davidson County, Tennessee, described according to a survey made by Norris Hickerson, Surveyor, Dated July 29, 1954, as follows:

Beginning at a railroad spike at the northeast corner of Lenox Street, and Oceola Avenue, being the southwest corner of said Lot No. 18; thence running with the east margin of Osceola Avenue, north 14 deg. 128.1 feet to an iron pin; thence north 69 deg. 15 min. east 53.4 feet to a stake in the fence line, said fence line being E. H. Soapes property line, Book 1392, page 208, said Register's Office, running thence south 20 deg. east with fence line and E. H. Soapes property line 125 feet to a railroad spike in the north margin of Lennox Avenue; thence south 69 deg 15 min. west 68 feet to the point of beginning.

Being the sameproperty conveyed to Iven L. Hayes and wife, Beula Massie Hayes by deed from Mallernee Realty Compapny, Inc., of record in Book 2537, page 543, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 5626 Lenox, Ave., Nashville, Tenn. 37209
(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 hands this 20th day of April, 1978

Iven L Hayes
(Iven L. Hayes)

Beula Massie Hayes
(Beula Massie Hayes)

STATE OF TENNESSEE
Davidson County

BOOK 5278 PAGE 943

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Iven L. Hayes and wife, Beula Massie Hayes

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 20th day of April 19 78

Commission expires 2-28-81

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
IVEN L. HAYES, ET UX

TO
CLAUDE R. JOHNSON et al

E 62425

IDENTIF. REFERENCE

APR 28 11 05 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

File No. 7

A. Braden Floyd, Jr.,
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 28 78	CONV	15,000.00			
APR 28 78	S'TAX		B*	39.00	
APR 28 78	PR'FEE		B*	.50	
APR 28 78	W'DEED		B*	4.00	* 43.50