This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee

BOOK 5299 PAGE 476

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harry B. Johnson, Jr. et ux.	Mercantile Mortgage Company	147-16
(NAME) 4906 Madeline Drive	(NAME) P. O. Box 14569	PAR 119
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS) St. Louis, Missouri 63178	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Harry B. Johnson, Jr. and wife, Nancy Jane Johnson, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Ethel Florence Mitchell, Florence Elizabeth Lovan and Mary Frances Bailey,

have this day bargained and sold, and do hereby transfer and convey unto the said Harry B. Johnson, Jr. and wife, Nancy Jane Johnson, their

certain real estate in Davidson County, Tennessee, as follows: *(successors), heirs and assigns,*

Being Lot No. 303 on the Plan of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for said County.

Said Lot No. 303 fronts 92 feet on the east side of Madeline Drive and runs back between lines, 150 feet on the north line and 180 feet on the south line to a dead line in the rear on which it measures 97.2 feet.

The above described property was conveyed to Ethel Florence Mitchell, Florence Elizabeth Lovan and Mary Frances Bailey, by deed from Charles William Adcox and wife, Bennie M. Adcox, of record in Book 4815, page 175, said Register's Office.

This conveyance is made subject to an owner's certificate, 20-foot minimum building setback line from Madeline Drive and 10-foot easement for public utility purposes along the east rear line and the north side line of said lot as shown on plan of record in book 2331, page 145, Register's Office for said County; and to restrictive covenants of record in book 2598, page 491, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,950.00

Subscribed and sworn to before me, this the 14th day of June 19 78

Affiant

My commission expires: 4-21-80 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 4906 Madeline Drive, Nashville, Tenn. 37211
(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 Harry B. Johnson, Jr. and wife, Nancy Jane Johnson, 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.*, except for 1978 taxes which are prorated and assumed by the purchasers

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Harry B. Johnson, Jr. and wife, Nancy Jane Johnson, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 14th *day of* June, 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.*

Ethel Florence Mitchell
Ethel Florence Mitchell

Florence Elizabeth Lovan
Florence Elizabeth Lovan

Mary Frances Bailey
Mary Frances Bailey

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Ethel Florence Mitchell, Florence Elizabeth Lovan and Mary Frances Bailey,

the within named 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* 14th *day of* June, *19*78

Mary Emery
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE

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 .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Florence Mitchell et al.

TO
Harry B. Johnson, Jr. et ux.

E 7 1 4 7 3 *

IDENTIF. REFERENCE

Jun 16 10 42 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 16 78	CONV	33,950.00				
JUN 16 78	S'TAX		B*	88.14		
JUN 16 78	PR'FEE		B*	.50		
JUN 16 78	W'DEED		B*	4.00	*	92.64

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238