BOOK 5309 PAGE 960

Form No. WD-1

THIS INSTRUMENT PREPARED BY
AND MAIL TO
A. HARRISON [illegible], JR., ATTY.
[illegible] FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,900.00

James R. Overstreet
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 19 78

Notary Public

MY COMMISSION EXPIRES: [illegible] 8, 19[illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

[illegible]
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Overstreet (NAME)	Dobson & Johnson (NAME)	61-6
4129 Edwards Street (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place 18TH Floor (STREET ADDRESS)	89
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	12DZ-11479

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, Joseph F. Johnson and wife Peggy Ann C. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Overstreet

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 the northerly 54 feet of the southerly 62 feet of Lot No. 132 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for said County.

Said part of Lot No. 132 fronts 54 feet on the westerly side of Edwards Avenue and extends back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Joseph F. Johnson and wife, Peggy Ann C. Johnson, by deed from Johnny D. Lane and wife, Dorothy J. Lane, of record in Book 4436, page 942, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is ( ) unimproved ( ) improved property, known as XX 4129 Edwards Street (House Number) (Street) Nashville, Tennessee (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 28TH day of JUNE, 19 78

Joseph F. Johnson

Peggy Ann C. Johnson

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph F. Johnson and wife Peggy Ann C. Johnson

the bargainor, 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 28th day of JUNE, 19 78

Commission expires [illegible]

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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
Joseph F. Johnson

TO
James R. Overstreet

E 76117

IDENTIF. REFERENCE

JUL 12 8 39 AM '78

FELIX [illegible] REGISTER
DAVIDSON [illegible]

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

JUL 12 78	CONV	26,900.00			
JUL 12 78	S'TAX		B*	69.94	
JUL 12 78	PR'FEE		B*	.50	
JUL 12 78	W'DEED		B*	4.00	* 74.44