Prepared By:
George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5313 PAGE 864

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr./Mrs. John Van Nelson (NAME)	Guaranty Mortgage Company (NAME)	59-9 16
4000 Meadow Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	Field Book No. 13DA-42630
Nashville, Tennessee 37218 (CITY) (P. O. ZONE) (STATE)	Brentwood, Tennessee 37027 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,*

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CLINT H. JOHNSON and wife, MARJORIE M. JOHNSON

have this day bargained and sold, and do hereby transfer and convey unto XXXX

JOHN VAN NELSON and wife, ELIZABETH M. NELSON. their

(successors), heirs and assigns,

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

Being Lot No. 42 on the Plan of Haynes Estates, Section I as of record in Book 3700, page 127, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Clint H. Johnson and wife, Marjorie M. Johnson by deed from Edward D. Alston, Jr. and wife, Lauvinia M. Alston, of record in Book 4703, page 279, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 4142, page 406, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

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

John Van Nelson
Affiant

My commission expires: February 3, 1981 (Affix Seal)

George E. Mudter, Jr.
Notary Public

This is improved (XX) unimproved ( ) property, known as 4000 Meadow Hill Drive, Nashville, Tennessee 37218 (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

John Van Nelson and wife, Elizabeth M. Nelson, 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 have been prorated and assumed by the buyers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

John Van Nelson and wife, Elizabeth M. Nelson, their

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

Witness our *hand* s *this* 19th *day of* July, 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.*

Clint H. Johnson
CLINT H. JOHNSON

Marjorie M. Johnson
MARJORIE M. JOHNSON

BOOK 5313 PAGE 865

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George E. Mudter, Jr., *a Notary Public in and for said County and State,* Clint H. Johnson and wife, Marjorie M. Johnson, *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 ..... *Tennessee, this* 19th *day of* July, 1978

George E. Mudter, Jr. *Notary Public*

Commission expires February 3, 1981

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 .....

WARRANTY DEED

FROM

Clint H. Johnson and wife,

TO

John Van Nelson and wife,

JUL 20 78	CONV	30,000.00			
JUL 20 78	S'TAX		B*	78.00	
JUL 20 78	PR'FEE		B*	.50	
JUL 20 78	W'DEED		B*	4.00	* 82.50

E 7.7.9 4 8

IDENTIF. REFERENCE

JUL 20 11 36 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON [illegible] CO. TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILE:
GEORGE E. MUDTER, JR.