This Instrument Prepared By:
Clarence O. Ingram
Attorney at Law
5252 Murfreesboro Road
La Vergne, Tennessee 37086

WARRANTY DEED

BOOK 5350 PAGE 583

FROM: EVERETT E. JOHNSON, JR. and wife, MARY G. JOHNSON
TO: HENRY B. GRANTHAM, JR. and wife, BILLIE RUTH GRANTHAM

New Owner's Name & Address	Send Tax Bills To	Map & Parcel Nos.
Henry B. Grantham, Jr. etux 223 Imperial Drive Nashville, Tn. 37211	New Owner Same	Map No. 119-2 Parcel 18 6DA-08995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $31,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Everett E. Johnson Jr.

Sworn to and subscribed before me, this the 12th day of October, 1978.

Clarence O. Ingram
Notary Public

My commission expires May 10, 1981

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by Henry B. Grantham, Jr. and wife, Billie Ruth Grantham, herein called Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Everett E. Johnson, Jr. and wife, Mary G. Johnson, herein called Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Henry B. Grantham, Jr. and wife, Billie Ruth Grantham, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the Plan of Mertie Milwee Property, of record in Book 2331, Page 117, Register's Office for said County.

Said Lot No. 2 fronts 81.5 feet on the south side of Imperial Drive and runs back 119 feet on the west line and 150 feet on the east line to a dead line in the rear, which is a broken line, measuring 105 feet thereon.

Being the same property conveyed to Everett E. Johnson, Jr. and wife, Mary G. Johnson, by deed from Carl Batson, Inc. of record in Book 2549, Page 187, Register's Office for Davidson County, Tennessee.

INCLUDED in the foregoing description, but expressly excluded from this conveyance is the following described property:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the Mertie Milwee Property, as of record in Book 2331, Page 117, Register's Office for said County, more particularly described as follows:

Beginning at a point, being the common corner of Lots Nos. 1, 2 and 37 on said plan, said point being 119 feet southwardly from the southerly margin of Imperial Drive and 142.13 feet east of the easterly margin of Lyle

Avenue; thence N 66° 30' E 103 feet, more or less, to the westerly boundary of Lot No.3 of said plan; thence with said boundary southwardly 87 feet, more or less, to the southwest corner of Lot No. 3 and a dead line; thence with said dead line westwardly 60 feet, more or less, to the easterly corner of Lot No. 37; thence with the northeasterly boundary of Lot No. 39 northwestwardly 45 feet, more or less, to the point of beginning, and containing 4,619 square feet.

Being the same property vested in the State of Tennessee for the use and benefit of the Department of Highways pursuant to Final Judgement in the matter of State of Tennessee et al vs. Everett E. Johnson, Jr. et ux, et al, No. A-10518, First Circuit Court for Davidson County, Tennessee, of record in Book 4461, Page 128, Register's Office for Davidson County, Tennessee.

This is improved property known as 223 Imperial Drive, Nashville, Tennessee.

This conveyance is made subject to restrictive covenants, easements and zoning and land use regulations as pertaining to the premises, and to lien of taxes for 1978 which are prorated and to be paid by the Grantees herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereunto 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.

Witness our hands this the 12th day of October, 1978.

Everett E. Johnson, Jr.

Mary G. Johnson

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN. OCT 13 3 26 PM '78

IDENTIFICATION REFERENCE E 9 4 2 7 1 *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Everett E. Johnson, Jr. and wife, Mary G. Johnson, the bargainors, 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 12th day of October, 1978.

Notary Public

My commission expires 10 1981

CONV 31,000.00
OCT 13 '78 S TAX B* 80.60
RECORDED B* .50
OCT 13 '78 B* 4.00 * 85.10