This Form furnished by Attorneys Title Company, Inc.

BOOK 5352 PAGE 74

Form No. WD-2

FROM

EDNA HARDCASTLE

TO

CLARENCE JOHNSON & ASSOCIATES, INC.

For draftsman's use

THIS INSTRUMENT PREPARED BY:
BERRY AND OGLESBY
ATTORNEYS AT LAW
125 3RD AVENUE, NORTH
FRANKLIN, TENNESSEE 37064

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Johnson & Assoc. (NAME)	Same (NAME)	7.58
148 5th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	59
Franklin, Tennessee 37064 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	24500-04D

(FOR REGISTER'S USE)

mail env.

IDENTIF. REFERENCE

OCT 18 8 44 AM '78

FEE & TAX REGISTER

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

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

$ 55,760.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 1978.

Peggy D. Hood
Notary Public

MY COMMISSION EXPIRES: March 26, 1979

(AFFIX SEAL)

For and in Consideration of the sum of Fifty Five Thousand Seven Hundred Sixty and no/100 ($55,760.00) ---------- DOLLARS paid and to be paid as follows: $ 30,450.35 cash, the receipt of which is hereby acknowledged, and for the balance, the hereinafter named grantee assumes and agrees to pay that certain note payable to Lomas and Nettleton Co. as evidenced by the deed of trust securing same of record in Trust Deed Book 4433, page 279, Register's Office of Davidson County, Tennessee, said note having been paid down to $ 25,309.65, which is the amount herein assumed, I, EDNA C. HARDCASTLE

have bargained and sold, and by these presents do transfer and convey unto the said CLARENCE JOHNSON AND ASSOCIATES, INC., its successors 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 Lot No. 264, Tulip Grove, Section Four, of record in Book 4175, page 12, RODC, Tennessee.

Said Lot No. 264 fronts 80.0 feet on the northerly side of Albany Drive, and extends back 160.43 feet on the northwesterly line and 160.0 feet on the southeasterly line to a dead line at the rear, measuring 80.0 feet thereon.

Being the same property conveyed to Richard O. Hardcastle and wife, Edna C. Hardcastle by deed of Billy L. Watson, et ux. of record in Book 4603, page 135, Register's Office of Davidson County, Tennessee, all right, title and interest of Richard O. Hardcastle having been divested out of him and vested in Edna C. Hardcastle by divorce decree of the Fourth Circuit Court of Davidson County, Tennessee as recorded in Book ____, page ____, said Register's Office.

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This is { unimproved / improved } property, known as 721 Albany Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CLARENCE JOHNSON AND ASSOCIATES, INC., its successors and assigns, ~~heirs and assigns~~ forever.

And I do covenant with the said CLARENCE JOHNSON AND ASSOCIATES, INC. that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except by taxes for 1978; restrictions in Book 4228, page 457, RODC, Tennessee, matters on plat in Book 4175, page 12, RODC, Tennessee; the above trust deed in Book 4433, page 279, RODC, Tenn. and all existing highway, roadway and utility easements

And I, EDNA C. HARDCASTLE do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said CLARENCE JOHNSON AND ASSOCIATES, INC., its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of September, 1978

Edna C. Hardcastle

OCT 18 78	CONV	55,760.00		
OCT 18 78	S'TAX		B* 145.08	
OCT 18 78	PR'FEE		B* .50	
OCT 18 78	W'DEED		B* 4.00	* 149.58

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ WILLIAMSON }

Personally appeared before me, Peggy D. Hood, a Notary Public in and for said County and State, the within named EDNA C. HARDCASTLE

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of September, 1978

Peggy D. Hood, Notary Public.

Commission expires March 26, 1979

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 .....