BOOK 5368 PAGE 795

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$35,503.50 Virginia S. Eden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November, 19 78

Notary Public

MY COMMISSION EXPIRES: 7/19/81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TN. 37217

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia S. Eden (NAME)	Mercantile Mortgage Company (NAME)	162-3-356
2311 Brittany Drive (STREET ADDRESS OR ROUTE NUMBER)	3818 Cleghorn, Suite 3 (STREET ADDRESS)	5DU-53416
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37215 (CITY) (STATE) (ZIP)	

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, Elmer Frank Johnson and wife, Bette J. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia S. Eden

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:

BEING Lot No. 78 on the Plan of Haywood Hills, Section 5, as of record in Book 4675, page 143, Register's Office for said County.

SAID Lot No. 78 fronts 70.0 feet along the easterly margin of Algonquin Trail and extends back 119.3 feet on the northerly line and 119.5 feet on the southerly line to a dead line in the rear on which it measures 70.22 feet.

BEING the same property conveyed to Elmer Frank Johnson and wife, Bette J. Johnson by deed from Marbut Glenn Gaston, Jr., Trustee with full power, of record in Book 5301, page 204, Register's Office for Davidson County, Tennessee.

GRANTEE hereby assume and agree to pay the mortgage payable to Mercantile Mortgage Company of record in Book 5301, page 206, said Register's Office. Escrow account is being transferred to Grantee.

THIS conveyance subject to Restrictive covenants of record in Book 4882, page 482, and to such easements and setback lines of record in Plat Book 4675, page 143, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 4964 Algonquin Trail (House Number) (Street) Antioch, Tn. 37013 (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 November, 19 78

Elmer Frank Johnson

Bette J. Johnson

BOOK 5368 PAGE 796

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elmer Frank Johnson and Bette J. Johnson

the 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 28th day of November, 19 78

Commission expires 7/19/81

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) as such and (they) 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

F 0 2 3 5 5

WARRANTY DEED

FROM Elmer Frank Johnson and wife,

Bette J. Johnson

TO Virginia S. Eden

IDENTIF. REFERENCE

Nov 29 11 37 AM '78

FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

NOV29 78	CONV	35,503.50			
NOV29 78	S'TAX		B*	92.30	
NOV29 78	PR'FEE		B*	.50	
NOV29 78	W'DEED		B*	4.00	* 96.80