6922 07/17 73.32- CHECK

BOOK 5466 PAGE 233

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

25,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF JULY, 19 79.

Notary Public

MY COMMISSION EXPIRES: 2-28-82

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellis Eugene Johnson (NAME)	The Kissell Company (NAME)	150A-11930
1128 Leland Avenue (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	72-6
Nashville, TN. 37216 (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	292

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, James Boyle Simpson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellis Eugene Johnson et ux Denise E. Johnson

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 the easterly 45 feet of Lots Nos. 74, 75, and 76 on the Plan of Cransford Realty Co.'s Subdivision of Maxey Avenue and Gallatin Road Property, of record in Plat Book 332, Page 44, Register's Office, Davidson County, Tennessee.

SAID part of Lots Nos. 74, 75 and 76 fronts 45 feet on the southerly margin of Leland Avenue and runs back between parallel lines, 150 feet to a dead line in the rear, whereon it measures 45 feet.

BEING the same property conveyed to James Boyle Simpson by deed from Thomas C. Oldham and wife, Shelby Jean Oldham, of record in Book 5242, Page 283, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 1128 Leland Avenue Nashville, TN. 37216
(House Number) (Street) (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 my hand this 13TH day of JULY, 19 79

James Boyle Simpson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Boyle Simpson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13TH day of JULY 1979

Commission expires 2-18-82

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 / they) 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

F: 40459

WARRANTY DEED

FROM
James Boyle Simpson

TO
Ellis Eugene Johnson

IDENTIF. REFERENCE

JUL 17 11 06 AM '79

FELIX Z. HUDSON II REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc.
[illegible] Building 1
[illegible] park boulevard
[illegible], tennessee 37217
Attn Box #24

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

25700.00- CO
66.82 CO TX
.50 PRFEE
6.00 WDELD
CHECK 73.32-
6922A07/17/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.40459

IDENTIF. REFERENCE

JUL 17 11 06 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 697640