1373

INSURED
GAIL P[illegible]
2[illegible] FOURTH
NASHVILLE

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristina Krendl Small	Guaranty Mortgage Co.	131-16
(NAME)	(NAME)	
1024 Grassland Lane	783 Old Hickory Boulevard	#50
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Brentwood, TN 37027	OH#10874
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5498 PAGE 435

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------
---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

ALFRED RICHARD JOHNSON and wife, DR. BEVERLY FYKES

ha[illegible] this day bargained and sold, and do hereby transfer and convey unto the said

KRISTINA KRENDL SMALL
her

(successors), heirs and assigns,

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

A certain tract or parcel of land in the Seventh, formerly the Eleventh, Civil District of Davidson County, State of Tennessee, more particularly described as follows, to-wit: Being Lot No. 12, on the Revised Plan of Gateway Acres Second Addition of record in Book 1424, page 83, said Register's Office, described according to a survey made by William A. Pitts, Surveyor, as follows:

Beginning on the northerly margin of Grassland Lane at the common corner of Lots Nos. 12 and 13; thence with the line between said lots northwardly 249.9 feet to the corner of Lots 8, 9, 12 & 13; thence with the line between lots 9 and 12 westwardly 225 feet to the easterly line of Lot No. 10; thence with the easterly line of said lot southwardly 100 feet to the corner of Lots 10 and 11; thence with the line between Lots 11 & 12 southeastwardly 203 feet to the northerly margin of Grassland Lane; thence with the northerly margin of said Lane eastwardly 199.6 feet to the beginning containing 1.30 acres, more or less.

Being the same property conveyed to Alfred Richard Johnson and wife, Dr. Beverly Fykes by deed from A. M. Gant, Sr. and wife, Alexine S. Gant, of record in Book 5146, page 576, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $81,750.00

Subscribed and sworn to before me, this the 11th day of September, 1979

Affiant: Kristina Krendl Small

My commission expires: 5/6/80 (Affix Seal)

Notary Public: Patricia A Burgess

This is unimproved ( ) improved (X) property, known as 1024 Grassland Lane, Nashville, Tennessee
(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

KRISTINA KRENDL SMALL
her

(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 1979 taxes; deed of trust in Bk.5145,p.578; plan of record in Bk.1424,p.83; restrictions in Bk.1066,p.402

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

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

Witness our *hand* s *this* 11th *day of* September, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alfred Richard Johnson
Alfred Richard Johnson
by Jerry Jennings his
Attorney in fact.

Beverly Fykes
Dr. Beverly Fykes
by Jerry Jennings her
Attorney-in-fact.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ... BOOK 5498 PAGE 436 ....., *a Notary Public in and for said County and State,* .....

.....

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

Witness my hand and official seal at ..... *Tennessee, this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

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 .....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of September, 1979, before me personally appeared, Jerry Jennings, to me known to be the person who executed the foregoing instrument in behalf of Alfred Richard Johnson and wife, Dr. Beverly Fykes, and acknowledged that he executed the same as the free act and deed of said Alfred Richard Johnson and wife, Dr. Beverly Fykes.

Patricia A Burgess
NOTARY

My Commission Expires: 5/6/80

PATRICIA A. BURGESS NOTARY PUBLIC DAVIDSON CO. TENN.

WARRANTY DEED

FROM
Alfred Richard Johnson et ux

TO
Kristina Krendl Small

F-51854

IDENTIF. REFERENCE

RUSH

Sep 14 9 04 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5498 PAGE 437

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			$1750.00- CO 212.42 CO TX .50 PRFEE 6.00 WDEED CHECK 218.92-	
			1373A09/14/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.51854

IDENTIF. REFERENCE

SEP 14 9 04 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 711667