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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF August, 1979

George H. Cate, Jr.
Notary Public

MY COMMISSION EXPIRES: Dec. 15, 1981
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY 37201
George H. Cate, Jr., Attorney, 1101 Stahlman Bldg., Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Alan Langguth (NAME)	Same (NAME)	Map 93-11
40 Middleton Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 192
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13W 02680

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, Oscar Johnson and wife, Mabel Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan Langguth and wife, Robin Langguth

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 parts of Lots No. 59, 60 and 61 on the Plan of Rutledge's Addition to South Nashville, as of record in Book 21, Page 73, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Middleton Avenue at its intersection with an alley west of Fillmore Street; thence along the northerly margin of said Middleton Avenue, eastwardly 66.89 feet, more or less, to the southwest corner of a lot conveyed to Edward S. Culbert and wife, Ivy B. Culbert by deed from R. F. Jones and wife, of record in Book 235, Page 571, said Register's Office; thence along said Culbert's line, northwardly 142 feet, more or less, to a point 25 feet north of the south line of Lot No. 61 on said plan; thence parallel with the south line of Lot No. 61 westwardly 52 feet to the easterly line of said alley; thence along the easterly line of said alley, 108 feet to the point of beginning.

Being the same property conveyed to Oscar Johnson and wife, Mabel Johnson, by deed from Henry Davis and wife, Jewell Gibson Davis, of record in Book 3437, Page 441, Register's Office for Davidson County, Tennessee. This conveyance is made subject to an easement of record in Book 724, Page 37, R.O.D.C.

This is unimproved ( ) improved (X) property, known as 40 Middleton Street (House Number) (Street) Nashville, TN 37210 (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 24th day of August, 1979

Oscar Johnson

Mabel Johnson

Oscar Johnson Mabel Johnson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, George H. Cate, Jr., a Notary Public in and for said County and State, the within named Oscar Johnson and wife, Mabel 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 24th day of August, 1979.

Commission expires August 12, 1981

George H. Cate, Jr.
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

WARRANTY DEED

FROM

Oscar Johnson and wife,

Mabel Johnson

TO

Alan Langguth and wife,

Robin Langguth

F-52042

IDENTIF. REFERENCE

SEP 14 3 09 PM '79

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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

1618209/14/79

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 52042

IDENTIF. REFERENCE

SEP 14 3 09 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 711910