Thomas J. Stack, Jr., Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5542 PAGE 739

2921

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John M. Johns et ux	Same	145-7-1
(NAME)	(NAME)	
213 Maplevien St.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Smyrna, TN 37167		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

12/17/79 0.00 CHECK

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by John M. Johns and Florene C. Johns and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Carl F. Zibart and wife, Grace Zibart,

have this day bargained and sold, and do hereby transfer and convey unto the said John M. Johns and wife, Florene C. Johns, their *(successors), heirs and assigns,*

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

Land in the 7th Civil District of Davidson County, Tennessee, described according to a survey of G. Barry Greer and Associates, dated January 8, 1973, as follows:

Beginning at an iron pin in the south margin of Saxon Drive at the northeast corner of Lot No. 14 on the Map of Hillmont Estates, Section I, of record in Book 3700, page 100, said Register's Office and the northwest corner of the herein described tract; thence with said Drive, along a curve to the left having a radius of 774.72 feet in a northeasterly direction, a distance of 181.72 feet to an iron pin; thence continuing with said Drive, north 81° 17' east 86.82 feet to an iron pin; thence continuing with said Drive, along a slight curve to the right having a radius of 447.87 feet in an easterly direction, a distance of 174.05 feet to an iron pin in the beginning of a curve to the right having a radius of 25 feet; thence around said curve, a distance of 39.27 feet to an iron pin in the west margin of Granny White Pike; thence with said Pike, south 14° 33' west 232.08 feet to an iron pin; thence leaving said Pike with a line between Lot No. 5 on the Plan of Hillmont Estates, Section I, above referred to and the herein described tract, north 74° 25' 27" west 425.65 feet to an iron pin in the easterly line of aforesaid Lot 14; thence north 04° 42' 22" east 130.60 feet to an iron pin, the point of beginning.

The above described property was conveyed to Carl F. Zibart and wife, Grace Zibart by deed from First American National Bank, Executor of record in Book 4803, page 796, said Register's Office.

This conveyance is subject to right of way easement granted Estes-Taylor Company, of record in Book 4463, page 127, said Register's Office, for the purpose of a public street and public utilities.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,500.00

Subscribed and sworn to before me, this the 10th day of December 19 79

Affiant

My commission expires: 4-16-82 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 5037 Granny White Pike, 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 John M. Johns and wife, Florene C. Johns, their *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John M. Johns and wife, Florene C. Johns, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 10th *day of* December, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carl F. Zibart

Grace Zibart

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy C. Kota, *a Notary Public in and for said County and State,* Carl F. Zibart and Grace Zibart

*the within named 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* 10th *day of* December, *19*79

Nancy L. Kota
Notary Public

Commission expires 4-18-82

NANCY L. KOTA NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

G-237607

WARRANTY DEED

FROM
Carl F. Zibart et ux

TO
John M. Johns et ux

F 6 7 7 0 8

IDENTIF. REFERENCE

DEC 12 9 08 AM '79

FEE $ ..... RECEIVED IN 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

RECEIVED OF BOOK 5542 PAGE 741

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
			38500.00- CO	
			100.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 106.60-	
			1262A12/12/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F67708

IDENTIF. REFERENCE

Dec 12 9 08 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 730976