9275 80-1-22 01/25 140.40- CHECK

BOOK 5559 PAGE 480

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,500.00

Evelyn Eddings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JANUARY, 19 80

Notary Public

MY COMMISSION EXPIRES: 6-7-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys, 1200 Fidelity Federal Building, Nashville, TN 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Eddings	The Lomas & Nettleton Company	59-11-101
(NAME)	(NAME)	
3630 Woodward Drive	P.O. Box 964	15DA-33285
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207	Virginia Beach, VA 23451	
(CITY) (STATE) (P. O. ZIP)	(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, Jeffrey A. Johnson and wife Mary Ann S. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Eddings and Evelyn Eddings

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:

Land in Davidson County, Tennessee, being Lot No. 472 on the Plan of Haynes Manor, Section 3, as of record in Book 4175, page 11, Register's Office for said County.

SAID Lot No. 472 fronts 80 feet on the easterly margin of Woodward Drive and runs back 157.5 feet on the southerly line and a total distance of 170.7 feet on the northerly line, which is a broken line, to a dead line in the rear, measuring 53.4 feet thereon.

BEING the same property conveyed to Jeffrey A. Johnson and wife, Mary Ann S. Johnson by deed from Cumberland Builders, Inc., of record in Book 4369 page 743, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is { unimproved } { improved } property, known as 3630 Woodward Drive (House Number) (Street) Nashville, TN 37207 (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 18TH day of JANUARY, 19 80

Jeffrey A. Johnson

Mary Ann S. Johnson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey A. Johnson and wife Mary [illegible] 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 16th day of Jan. 19 80

Commission expires 6/7/80

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) (themselves) (himself) acknowledged 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 73783

WARRANTY DEED

FROM

Jeffrey A. Johnson

TO

John L. Watkins

IDENTIFICATION REFERENCE

JAN 25 11 15 AM '80

FELIX A. ... JR. 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

51500.00- CO
133.90 CO TX
.50 PRFEE
6.00 WDEED
CHECK 140.40-
9275A01/25/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 73783

IDENTIFICATION

JAN 25 11 15 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 738721