This instrument prepared by: Thomas M. Black, Attorney, 223 Madison Street, Madison, TN 37115

BOOK 5568 PAGE 466

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| CLAUDE E. RAYMER, ET UX | SAME | Map 72-4 |
| (NAME) | (NAME) | |
| 1405 Stratford Avenue | | Parcel 86 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN | | 15 DZ 17575 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

JOHN MARSHALL JOHNSON, SR., AND WIFE, MAE W. JOHNSON, hereinafter referred to as Grantors,

*have this day bargained and sold, and do hereby transfer and convey unto the said* CLAUDE E. RAYMER AND WIFE DONNELL RAYMER, hereinafter referred to as Grantees, their (successors), heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the southerly part of Lot No. 4 of Block "B" on the Plan of Inglewood Golf Club, of record in Book 843, page 65, Register's Office for said County, described as follows:

Said part of Lot No. 4 fronts 61 feet on the easterly margin of Stratford Avenue and extends back 163.5 feet on the southerly line and 167.7 feet on the northerly line to a line in the rear, measuring 59.26 feet thereon.

Being the same property conveyed to John Marshall Johnson, Sr., and wife, Mae W. Johnson, by deed from Richard S. Braden and wife, Constance H. Braden, of record in Book 5283, page 163, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 7th day of April 19 80.

Affiant Claude E Raymer

My commission expires: 10/15/83 (Affix Seal) Notary Public Thos M Black

THOMAS M. BLACK NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

This is improved X(X) unimproved ( ) property, known as 1405 Stratford Avenue, Nashville, TN
(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* Grantees, 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* Grantees, their (successors), *heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand s *this* 7th *day of* April *19* 80 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

John Marshall Johnson Sr.

Mae W. Johnson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* ....the undersigned.... , *a Notary Public in and for said County and State,* .....
.....JOHN MARSHALL JOHNSON, SR., AND WIFE, MAE W. JOHNSON.....
.....
*the within named bargainor S...., with whom I am personally acquainted, and who acknowledged that* ....they..... *executed the within instrument for the purpose therein contained.*

*Witness my hand and official seal at* ....Madison..... *Tennessee, this* .....7th..... *day of* .....April....., *19* ..80.....

*Commission expires* .....10/15/83..... *Notary Public*

THOMAS M. BLACK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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* .....

2394 04/09 123.50- CHECK

**WARRANTY DEED**

FROM
JOHN MARSHALL JOHNSON, SR. ET UX

TO
CLAUDE E. RAYMER, ET UX

F. 8 4 1 9 7

IDENTIF. REFERENCE

APR 9 8 34 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Commonwealth Title Agency of Nashville, Inc.**
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5588 PAGE 468

**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 |
|---|---|---|---|---|
| | | | 45000.00- CO<br>117.00 CO TX<br>.50 PRFEE<br>6.00 WDEED<br>CHECK 123.50-<br>2394A04/09/80 BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F 84197

IDENTIF. REFERENCE

APR 9 8 34 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 751343