This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5627 PAGE 129

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edgar L. Johnson and wife, Minnie R. Johnson	First Tennessee Bank N. A. Memphis	53-5-4
(NAME)	(NAME)	
1261 Sioux Terrace Road	P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37112	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

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

cash in hand paid by Edgar L. Johnson and wife, Minnie R. Johnson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Jean L. Keys, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Edgar L. Johnson and wife, Minnie R. Johnson

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Sequoia Valley, Section II, as of record in Book 3700, page 114, Register's Office for said County.
Said Lot No. 82 fronts 103.9 feet on the northeasterly side of Sioux Terrace and extends back 158.32feet on the northwesterly line and 175.7 feet on the southeasterly line, to a line in the rear on which it measures 120.0 feet thereon.

Being the same property conveyed to Jean L. Keys by deed from Thomas R. Bass and wife, Bettye N. Bass, of record in Book 5472, page 206, Register's Office for said County.

This conveyance is subject to the plan of record in Book 3700, page 114, Register's Office for said County, shows an Owner's Certificate, a 30-foot minimum building setback line from Sioux Terrace and a 10-foot easement for public utility and drainage purposes, and a utility anchor easement; and restrictive covenants of record in Book 4047, page 877, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 68,900.00

Subscribed and sworn to before me, this the 18th day of July 19 80

Affiant

My commission expires 4/13/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 1261 Sioux Terrace Road, Madison, Tennessee 37112
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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, except for 1980 taxes which are prorated and assumed by the purchasers.

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.

Whenever used, the singular number shall apply to the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 18th *day of* July *, 19* 80 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jean L. Keys

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emary, *a Notary Public in and for said County and State,* Jean L. Keys, unmarried

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

Witness my hand and official seal at Nashville, *Tennessee, this* 18th *day of* July, *19* 80

Mary Emary *Notary Public*

Commission expires 4/8/84

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 .....

WARRANTY DEED

FROM

Jean L. Keys

TO

Edgar L. Johnson and wife,
Minnie S. Johnson

FT 98520

IDENTIFICATION

JUL 21 3 43 PM '80

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

Phone 255-1631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2300 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5627 PAGE 131

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
			68500.00- CO	
			175.14 CO TX	
			.50 PRFE	
			6.00 WDEED	
			CHECK 195.64-	
0803A07/21/80			BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 98520

IDENTIF. REFERENCE

JUL 21 3 43 PM '80

No. 769055