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

BOOK 5629 PAGE 370

1803

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Victor Smith	Same	81-8-230 & 231
(NAME)	(NAME)	
702 - 28th Ave N		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

C7/28 10:40 CHECK

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*

cash in hand paid by Victor Smith and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, John E. Johnson, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Victor Smith

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

Two Tracts of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 440 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 195, said Register's Office.

Said Lot No. 440 is described as follows: Beginning on the westerly margin of Sixth Avenue, North, formerly High Street, at the corner of Lots Nos. 440 and 442; thence with the line between said Lots westwardly 102 feet 10 inches to the easterly margin of an alley; thence with said alley, northwardly 33 feet; thence easterly 95 feet; more or less, to the westerly margin of Sixth Avenue, North; thence with said Avenue Southwardly 35 feet to the point of beginning.

Being the same property conveyed to John E. Johnson and wife, Jessie Johnson, by deed from Eva Garfinkle, of record in Book 4631, page 771, said Register's Office, the said Jessie Johnson having since died.

TRACT 2:

Land in Davidson County, Tennessee, being part of Lots 438 and 440 on the Plan of North Nashville Real Estate Company's Plan, as of record in Book 21, page 105, Register's Office for said County, described as follows:

Continued on back...

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater for this transfer is $ 1,500.00

Subscribed and sworn to before me, this the 28th day of April, 19 80

Victor Smith (Jr.)
Affiant

My commission expires: ~~(Affix Seal)~~

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (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.

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 include 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* April, 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.*

John E. Johnson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Alice Brown, *a Notary Public in and for said County and State,* John E. Johnson, unmarried

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

Witness my hand and official seal at Nashville *Tennessee, this* 18 *day of* April, *19*79

Mary Alice Brown *Notary Public*

Commission Expires My Commission Expires May 18, 1981

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 .....

Beginning at a point in the west margin of Sixth Avenue North 34.69 feet, (35 feet former deed) North of the southeast corner of said Lot No. 440; thence North 44 deg. 09' 42" West 34.67 feet (35 feet previous deed) along the west margin of Sixth Avenue North; thence South 61 deg. 45' 18" West, 49.10 feet to the right-of-way line of Interstate Highway No. 265; thence South 29 deg. 55' 53" West along the right-of-way of said Highway, 40.41 feet to a point in the east margin of an alley; thence South 28 deg. 05' 28" East with said alley, 12.04 feet to a point; thence North 61 deg. 45' 18" East 92.98 feet to a point in the west margin of Sixth Avenue North; thence with said Avenue North 44 deg. 09' 42" West 34.67 feet, (35 feet by previous deed) to the point of beginning.

Being the same property conveyed to John E. Johnson and wife, Jessie M. Johnson, by deed from Jack J. Cohen and wife, Bessie D. Cohen, of record in Book 4702, page 710, Register's Office for said County, the said Jessie M. Johnson having since died.

RUSH

WARRANTY DEED

FROM
John E. Johnson

TO
Victor Smith

F. 9. 9. 2. 9 2

IDENTIF. REFERENCE

JUL 28 9 36 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5629 PAGE 372

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
			1500.00- CO	
			3.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 10.40-	
			1803A07/28/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9. 9. 2. 9 2

IDENTIF. REFERENCE

JUL 28 9 36 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 770010