THIS INSTRUMENT PREPARED BY
THOMAS, HALL[illegible] WEISSMAN
417 W[illegible]D
SUITE 3[illegible]
NASHVILLE, TENNESSEE 37211

DELTA TITLE COMPANY
TWO INTERNATIONAL PLAZA DRIVE
SUITE 520
P. O. BOX 17351
NASHVILLE, TENNESSEE 37217

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,163.67

Charles M. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 1980

Barbara Stirley
Notary Public

MY COMMISSION EXPIRES: 5/21/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MR. & MRS. CHARLES M. JOHNSON	NATIONAL MORTGAGE COMPANY	51-3-70
(NAME)	(NAME)	
414 CHADWELL	4041 KNIGHT ARNOLD ROAD	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE	MEMPHIS, TENNESSEE, 38118,	
(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, BENJAMIN A. LYNN, AND WIFE, PHOEBE E. LYNN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES M. JOHNSON, AND WIFE, CHLOE M. JOHNSON

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:

BEING Lot No. 27 on the Plan of Stratton Heights, as of record in Book 1835, Page 13 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Benjamin A. Lynn, and wife, Phoebe E. Lynn by virtue of a warranty deed of record in Book 5378, Page 519 of the said register's office.

THIS conveyance, however, is subject to any and all easements and rights-of-way of public record and to restrictions of record in Book 1875, Page 396, as amended by instrument of record Book 1875, Page 483, Davidson County Register's Office.

AS part of the above consideration, the grantees herein, assume and agree to pay a certain Note as evidenced by a Deed of Trust dated December 13, 1978 to Delta Title Company for Tennessee Housing Development Agency, in the original principal sum of $22,500.00 and recorded Dec. 28, 1978 in Trust Deed Book 5378, Page 522 of the said Davidson County Register's Office.

(NOTE: Benjamin A. Lynn is one-and-the-same as Benjiman A. Lynn.)

This is unimproved ( ) improved (X) property, known as 414 CHADWELL NASHVILLE, TN.
(House Number) (Street) (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 their hands this 31st day of July, 19 80

X Benjiman A. Lynn
BENJAMIN A. LYNN

X Phoebe E. Lynn
PHOEBE E. LYNN

STATE OF TENNESSEE }
DAVIDSON County }

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BENJAMIN A. LYNN, & WIFE, PHOEBE E. LYNN

the 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 DAVIDSON COUNTY, Tennessee, this 31st day of JULY, 19 80

Commission expires 5/31/84

Notary Public

STATE OF TENNESSEE }
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 (his oath / their several oaths) acknowledged (himself / themselves) 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

WARRANTY DEED

FROM

TO

G 0 0 7 6 9

IDENTIF. REFERENCE

AUG 5 9 24 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

3516 08/05 82.42- CHECK

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
			29163.67-	CO
			75.92	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	82.42-
3616A08/05/80			BAL	.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 0 7 6 9

IDENTIF. REFERENCE T

AUG 6 9 24 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 771764