ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Kippie Leland Johnston (NAME)	same (NAME)	104-15-211
3301 West End Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37203 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5909 PAGE 946

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS

cash in hand paid and other good and valuable considerations paid by the grantee, the receipt and sufficiency of which is hereby acknowledged by the grantors

WE, James L. Guest, Jr., and wife, Evelyn J. Guest, the grantors

have bargained and sold, and by these presents do transfer and convey unto the said Kippie Leland Johnston

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 50 feet of Lot No. 60 on the Map of Sunset Park, as of record at Plat Book 332, page 132, Register's Office for said County.

Said part of Lot No. 60 fronts 50 feet on the southerly side of West Ashwood Avenue, formerly "A" Street, and extends back southerly between parallel lines 155 feet to a dead line.

Being all the same property conveyed to James L. Guest, Jr. by deed from W. E. Coltharp, et al, of record at Book 5742, page 965, said Register's Office.

Subject to 1982 property taxes which the grantee assumes in full.

It is expressly understood and agreed that part of the consideration for this transfer is the grantee's agreement to assume and pay the unpaid balance of that certain note secured by deed of trust of record at Book 5742, page 968, said Register's Office, according to the terms of said note and deed of trust and as modified between the parties at closing of this deed.

~~XXXXXXX~~ ( )
This is improved (X) property, known as 2133 Ashwood Ave., Nashville, TN. 37212
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 first day of July, 1982.

James L. Guest, Jr.

Evelyn J. Guest

STATE OF TXXXXXXXX ALABAMA)
COUNTY OF _____

BOOK 5909 PAGE 947

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Guest, Jr., and wife Evelyn J. Guest

the bargainor, 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 Montgomery, Ala., this 1st day of _____, 19 82.

My commission expires 12-16-84 Notary Public Margaret B. Watkins

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 69,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Kippie LeLand Johnston

Sworn to and subscribed before me this 12th day of July, 19 82.

My commission expires 10-21-84 Notary Public

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., ~~Nashville, TN. 37215~~

Name | Address

G. 9 9 4 5 6

WARRANTY DEED

FROM James L. Guest, Jr., et ux

TO Evelyn J. Guest

Kippie Leland Johnston

IDENTIF. REFERENCE

JUL 13 1 12 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5909 PAGE 948

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
			69000.00- CO	
			179.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 185.90-	
7571	A07/13/82		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

C 9 9 4 5 6

IDENTIF. T REFERENCE

JUL 13 1 12 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 891130