W A R R A N T Y D E E D

New Owner & Tax Bills
Clinton Johnson
1720 Arthur Ave.

This deed was prepared by:

Mose J. Davie, Attorney
1026 4th Ave. No.
Nashville, Tennessee 37219

MAP AND PARCEL NO: 81-11-493
FIELD BOOK NO: 2W-16270

BOOK 5930 PAGE 557

For and in consideration of the sum of Seven Thousand Dollars ($7,000.00) cash in hand paid to us, the receipt of which is hereby acknowledged, we, John J. Nanni and wife, Marcella D. Nanni, the owners of a one-half undivided interest, and Robert E. Poole, an unmarried man, the owner of the remaining one-half undivided interest in and to the following described property, have bargained and sold and by these presents do transfer and convey unto Clinton Johnson, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being the north 16-2/3 feet of Lot No. 302 and the south 16-2/3 feet of Lot 301, on the map of McGavock, Wetmore and others Addition, as of record in Book 21, page 23, said Register's Office.
>
> Said parts of said lots adjoin and front together 33-1/3 feet on the easterly side of Arthur Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to John J. Nanni and wife, Marcella D. Nanni, a 1/2 undivided interest and Robert E. Poole, a 1/2 undivided interest of record in Book 5555, page 706, Register's Office for Davidson County, Tennessee.
>
> The said property is improved and known as 1720 Arthur Avenue, Nashville, Tennessee. Send all tax statements to Clinton Johnson at the aforesaid address.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Clinton Johnson.

And we do covenant with the said Clinton Johnson, that we are lawfully seized and possessed of the said land in fee simple, have a good right to convey it and the same is unencumbered.

And we, John J. Nanni and wife, Marcella D. Nanni, and Robert E. Poole, do further covenant and bind ourselves,

our heirs and assigns to warrant and forever defend the title to the said land to Clinton Johnson against the claims of all persons whomsoever.

WITNESS OUR HANDS on this the 5 day of February, 1980.

John J. Nanni
JOHN J. NANNI

Marcella D. Nanni
MARCELLA D. NANNI

Robert E. Poole
ROBERT E. POOLE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Mose J. Davie, a Notary Public in and for said county and state, the within named John J. Nanni, Marcella D. Nanni and Robert E. Poole, the bargainors, 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, Tennessee. This 5 day of February, 1980.

Mose
NOTARY PUBLIC

My commission expires: 11/3/80.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $7,000.00.

[illegible]
AFFIANT

Sworn to and subscribed before me this 30th day of ~~February, 1980.~~ Dec. 1982

B. Edwards
DEPUTY REGISTER

JAN 10 10 51 AM '83

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5990 PAGE 559

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
			7000.00- CO	
			16.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	24.70-
			01D6A01/10/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 5 2 3 5

TENNTITLE REFERENCE

JAN 10 10 51 AM '83

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TENN.

No. 920216