GH2455&38

FORM NO. WD-1

BOOK 6309 PAGE 420

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF May 1984.

Notary Public

MY COMMISSION EXPIRES: 7/13/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys., C-301, 2002 Richard Jones Rd., Nashville, Tn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Robert Johnson (NAME)	Leader Federal Savings & Loan Assoc. (NAME)	117-2-169
3016 23rd Avenue South (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	7DA-22220
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38103 (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, Ettie Swiney, unmarried and Sadie Swiney, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith Robert Johnson and wife, Sarah 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:

Land in Davidson County, Tennessee, being the north 70 feet of Lot No. 11, Block 3, on the Map of W. V. Davidson's Hillsboro Highlands, of record in Book 843, page 23, Register's Office for said County.

Said part of said Lot fronts 70 feet on the easterly side of 23rd Avenue South and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Ettie Swiney and Sadie Swiney, both unmarried, by deed from Jack A. Beadles and wife, Eunice J. Beadles, of record in Book 3342, page 621, Register's Office for Davidson County, Tennessee.

12716 4'

IDENTIFIC REFERENCE

JUN 6 3 22 PM '84

FEE $ CLERK & MASTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 3016 23rd Avenue South, Nashville, Tennessee
(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 our hands this 29th day of May, 19 84

Ettie Swiney

Ettie Swiney

Sadie Swiney

Sadie Swiney

1 2558

06/06 245.00

STATE OF TENNESSEE
Davidson County

BOOK 6309 PAGE 421

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ettie Swiney and Sadie Swiney

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 2nd day of [illegible] 19[illegible]

Commission expires 10-19-56

Notary Public

STATE OF TENNESSEE
Davidson 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

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6309 PAGE 422

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

92250.00- CAMT.
235.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 246.22-
2659A06/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

127164

IDENTIFICATION REFERENCE

JUN 6 9 22 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0042025