THIS INSTRUMENT PREPARED BY Elmira Johnson 2506 Buena Vista Pike Nashville Tn

Map 70·10 Par 2
70·10 2.1 ac

WARRANTY DEED FORM 20 (REV. 4-69) Ambrose-Nashville

For and in Consideration of the sum of

Dollars,

BOOK 6821 PAGE 463

ADDRESS NEW OWNER(S) AS FOLLOWS:
SEND TAX BILLS TO:
Elmira Johnson
2506 Buena Vista Pike
Nashville, Tennessee 37218

Mail

I, Icy M. Greene have bargained and sold, and by these presents do transfer and convey unto the said Elmira Johnson, heirs and assigns. a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

A tract of land in the 13th Civil District of Davidson County, Tenessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, August 6, 1958 , as follows:

TRACT I:

Beginning at an iron pin in the southeasterly margin of Trinity Lane, the northeasterly corner of the property conveyed to W. A. Flowers, et ux, et al, by deed from Fred E. Follis, et ux of record in Book 2651 , page 59, Register's Office for said County; thence westerly with the margin of said Lane 176 feet to the northeasterly terminus of a 50 foot road; thence with the easterly margin of said road south 29 deg. east 400 feet to an iron pin; thence north 49 deg. 45' east 209 feet to an iron pin in an old established fence line; thence with said fence line north 33 deg. 45' west 402 feet to the beginning, containing 1.8 acres, more or less.

TRACT II:

Beginning at an iron pin in the westerly margin of a 50 foot road, said iron pin being located at the southeasterly corner of the 1.3 acres, more or less, tract of land conveyed to W. A. Flowers, et ux, by deed from O. W. Crump, et us etal, of even date herewith; thence with the westerly margin of said road, south 29 deg. east 37.6 feet to an iron pin; thence continuing with the margin of said road, south 29 deg. east 7 feet to a point; thence continuing with the margin of the same, and around a curve in a southwesterly and southeasterly direction 100 feet to a point, thence continuing with the margin of the same, southeasterly 7 feet to an iron pin; thence continuing with the margin of the same, southeasterly 31 feet to an iron pin; thence north 59 deg. 30' west 195 feet to an iron pin; thence north 62 deg. 30' east 118 feet to the beginning.

Being the same property conveyed to O. W. Crump and wife, Annie Laurie Crumy by deed from W. A. Flowers and wife, Mattye C. Flowers, and Frederick D. Smith and wife, Jessie Smith, of record in Book 2801, page 51, said Register's Office. The said parties having since died, with Annie Laurie Crump having predeceased the said O. W. Crump.

The said O. W. Crump being survived by his widow, Marion Crump, and had no children.

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, her heirs and assigns, forever. And I 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 unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, her heirs and assigns, against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.

Witness my hand, this 4th day of April, 19 86

x Icy Mae Greene
Icy M. Greene

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE DAVIDSON COUNTY

BOOK 6821 PAGE 465

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Elmira Johnson
Elmira Johnson Affiant

Subscribed and sworn to before me, this the 4th day of April, 1986

Sylvia L. Roper
Notary Public

My commission expires 09/09/89

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Icy M. Greene, unmarried

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

Witness my hand and official seal, at Nashville, Tennessee, this 4th day of April, 1986

My Commission Expires 09/09/89, 19

Sylvia L. Roper
Notary Public

STATE OF TENNESSEE, COUNTY.

Register's Office, , 19

I, , Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No., page; that they were received , 19, at o'clock M., and entered in Note Book , Page

[redacted]

BOOK 6821 PAGE 466

Warranty Deed

FROM

ICY M. GREENE

TO

ELMIRA JOHNSON

STATE OF TENNESSEE

.....COUNTY

Register's Office

Received for record the.....day of

....., A.D. 19....., at.....o'clock.....M. Noted in Note Book....., page....., and recorded in Warranty Deed Book No....., Page.....

State Tax .....$.....

Register's Fee .....$.....

Total .....$.....

Paid this.....day of....., 19....

.....

Register

Form 20 Ambac-Nashville
(REV. 4-69)

FELIX Z. HELSON REGISTER
DAVIDSON COUNTY, TN.

APR 4 10 47 AM '86

IDENTIFICATION REFERENCE

88856

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6821 PAGE 467

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
			65000.00- CAMT.	
			169.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	181.50-
5914A04/04/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88856

IDENTIFICATION REFERENCE

APR 4 10 47 AM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 234077

[redacted] [redacted]