(This instrument was prepared by JAMES A. LESEMANN, Attorney at Law, 320 Gallatin Road, Madison, Tennessee 371[illegible])

WARRANTY DEED

BOOK 4433 PAGE 62

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel L. Roy Donehue	Fidelity Federal Savings & Loan Assoc.	11D 45840
(NAME) 502 Lanier Drive	(NAME) 401 Union Street	Map 52-2
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Nashville, Tennessee 37219	Par. 4
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) --- *DOLLARS* cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, BEN M. JOHNSON AND WIFE, GWENELLE JOHNSON, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ SAMUEL L. ROY DONEHUE AND WIFE, JOYCE B. DONEHUE, herein 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 Lot No. 4, Block "E" on the Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

Said Lot No. 4 fronts 100 feet on the westerly side of Lanier Drive and runs back 190.6 feet on the northerly line and 171.4 feet on the southerly line, to a dead line, which is a broken line, measuring 63.5 feet thereon.

Being the same property conveyed to Ben M. Johnson and wife, Gwenelle Johnson, by deed from Charles A. Smith and wife, Beatrice Smith, of record in Book 2444, page 225, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1380, page 88; setback line and easement shown on Plan of record in Book 1130, page 85; all in said Register's Office.

This is improved (X) unimproved ( ) property, known as 502 Lanier Drive, (House Number) (Street) Madison, (P. O. Address) Tennessee (City or Town)

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,* except as stated herein.

And we, the said grantors, *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.*

Witness our *hand* s *this* 17th *day of* July, *19*70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ben M. Johnson
(Ben M. Johnson)

Gwenelle Johnson
(Gwenelle Johnson)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben M. Johnson and wife, Gwenelle Johnson,

the within named 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 Madison, Tennessee.
this 17th day of July, 1970.

E. P. Shelton Jr. Notary Public

Commission expires October 24, 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $12,000.00, which amount is equal to or greater than the amount which the property would commande at a fair and voluntary sale.

Samuel L. Roy-Donehue
Affiant

Subscribed and sworn to before me this the 17 day of July 19 70

E. P. Shelton Jr.
Notary Public

Commission Expires:
October 24, 1973

JUL 22 70 CONV 12,000.00
JUL 22 70 S'TAX A* 31.20
JUL 22 70 PR'FEE A* .50
JUL 22 70 W'DEED A* 3.00 * 34.70

A 8 4 4 1 1

IDENTIF. REFERENCE

JUL 22 9 27 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

001798-5 WARRANTY DEED
FROM BEN M. JOHNSON ET UX
TO SAMUEL L. ROY DONEHUE ET UX

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE